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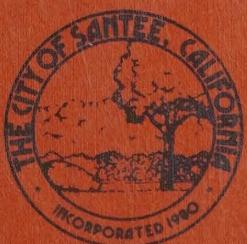
AUGUST 1984

CITY OF SANTEE GENERAL PLAN

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RESOLUTION NO. 143-84

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF SANTEE, CALIFORNIA
CERTIFYING THE ENVIRONMENTAL IMPACT REPORT
AND ADOPTING THE GENERAL PLAN FOR THE CITY OF SANTEE

WHEREAS, the City of Santee is newly incorporated; and

WHEREAS, the City of Santee desires to create a current, well integrated and consistent General Plan for the City; and

WHEREAS, the Planning Commission has prepared a new Draft General Plan consisting of all mandatory elements required by the State including Land Use, Housing, Circulation, Open Space, Seismic Safety, Public Safety, Noise, Conservation, Scenic Highways and optional Recreation and Community Design Elements; and

WHEREAS, these elements have been prepared in accordance with the State of California General Plan Guidelines, Planning and Development Law and the requirements of the California Environmental Quality Act (CEQA); and

WHEREAS, the Planning Commission has completed a series of duly noticed and advertised Public Hearings on the Draft General Plan; and

WHEREAS, the Planning Commission has reviewed and considered information provided at the Public Hearings on the Draft General Plan; and

WHEREAS, the Planning Commission did present to the City Council their recommendation for adoption of a Draft General Plan for the City of Santee; and

WHEREAS, pursuant to Government Code Section 65300 et seq., the City Council gave required notice and did hold public hearings on April 16th, April 30th, May 21st, June 18th, July 2nd, July 9th, July 11th, July 16th, July 25th and August 15, 1984, for the purpose of considering the adoption of the Draft General Plan, at which public hearings the elements of the General Plan were explained and reported upon; and

WHEREAS, the Draft General Plan is necessary for the sound future of community development, the preservation of community and city-wide values and the promotion of general health, safety, convenience and the welfare of the citizens of the City of Santee; and

WHEREAS, the Draft General Plan was reviewed and modified by the City Council; and

WHEREAS, the City Council referred their changes to the Draft General Plan to the Planning Commission; and

WHEREAS, the Planning Commission considered the changes made by the City Council to the Draft General Plan on August 7, 1984; and

WHEREAS, the Planning Commission has made a report to the City Council with regard to the changes to the Draft General Plan made by the City Council; and

WHEREAS, the City Council of the City of Santee has read and considered the Environmental Impact Report for the project and certifies that the report is complete and prepared in compliance with the provision of the California Environmental Quality Act; and

WHEREAS, the Environmental Impact Report for the project identified certain alternatives which the City Council selected to mitigate potential significant impacts associated with the project; and

WHEREAS, the City Council finds as follows:

1. The project as proposed could have had significant effects on the environment, but all potential significant effects have been mitigated by changes in the project.
2. The following areas held potential for impacts that were significant but have been mitigated by changes to the project as identified below.

a. Cultural Resources

Mitigated by: Conservation Element - Policies and implementation measures provide adequate protection by calling for the preservation and/or retrieval of significant cultural resources prior to development of a site.

b. Biology

Mitigated by: Conservation Element - Policies and implementation measures; 1. Encourage the preservation of significant biological resources as permanent open space, and 2. Require adequate mitigation of all development proposals through preservation replanting and/or sensitive site planning.

c. Soils/Geology

Mitigated by: Seismic Safety Element - Policies and implementation measures establish adequate requirements for geological investigations prior to site development. Land Use Element - the Land Use Plan locates less intensive land uses or residential densities in areas of identified geologic hazards. Additionally, the element promotes innovative site planning to reduce risk levels to an insignificant level.

d. Flood Control/Hydrology

Mitigated by: Public Safety Element - Policies and implementation measures adequately provide for minimization of injuries, loss of life and property damage from flood hazards through flood control improvements, requirements for site planning in the floodplain and flood management regulations and review procedures. Conservation Element - Provides additional policy direction for the development of flood control measures in the City.

e. Noise

Mitigated by: Noise Element - Policies and implementation measures insure that the City will provide adequate noise control and protection through requirements for noise attenuation strategies, enforcement of State standards and further consideration of noise during the Development Review Process. In addition, the City has established legal noise regulation.

f. Traffic Circulation

Mitigated by: Circulation Element - Policies, implementation measures and the Circulation Plan adequately provide for the circulation needs of the City by recommending upgrading capacity on certain roadways, encouraging further alignment and subsequent implementation of study on Route 52 and Route 125, providing for alternative modes of transportation (including Public Transit) and continued use of City street standards.

g. Housing - the findings justifying the reducing of housing opportunities in the region as specified in Section 65302.8 of the State of California Planning, Zoning and Development Laws, 1983 edition, include:

- (a) The City's appropriate share of regional housing needs as specified in Table 10 "City of Santee - Share of Regional Housing Needs," Section 2.4.3 of the Housing Element of the General Plan for the City of Santee.
- (b) A description of the specific housing programs and activities undertaken by the local jurisdiction which are specified in Table 17 "City of Santee - Housing Program Summary," in Section 6.1 of the Housing Element of the General Plan for the City of Santee.
- (c) A description of how public health, safety, and welfare would be promoted by such adoption as specified in Policy 1.0 of the Housing Element of the General Plan for the City of Santee.

(d) The fiscal and environmental resources available to the local jurisdiction as specified in Sec. 6.2.7, 6.2.8, and 6.2.10 of the Housing Element of the General Plan for the City of Santee.

NOW, THEREFORE, BE IT RESOLVED that the Santee City Council finds that the final EIR on the Draft General Plan, including the Minutes of the Public Hearings be certified as being complete and in compliance with the provisions of the California Environmental Quality Act (CEQA).

BE IT FURTHER RESOLVED AND FOUND that the Draft General Plan dated July 24, 1984, including the Land Use Map dated July, 1984, is hereby adopted and formally rescinds the General Plan and all amendments heretofore in place.

PASSED, APPROVED AND ADOPTED this 15th day of August 1984, by the following vote:

AYES: SOLOMON, BARTELL, CLAUSSEN, GALLARDO, WOODWARD

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

APPROVED:

Jan Clausen
JAN CLAUSSEN, MAYOR

ATTEST:

Loretta H. Roper
LORETTA H. ROPER, CITY CLERK

CERTIFICATE OF CITY CLERK

I, Loretta H. Roper, City Clerk of the City of Santee, California, do hereby certify the foregoing to be a true and exact copy of Reso. 143-84 passed and adopted by the City Council of said City on the date thereon recited.

Loretta H. Roper
City Clerk

RESOLUTION NO. 47-85

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF SANTEE
FOR GENERAL PLAN CHANGE NO. 84-01

WHEREAS, requests to amend the Land Use Element of the General Plan have been received for the following properties and text:

- A. To amend the designation of the Land Use Element from Light Industrial to General Commercial. The property is located at the southeast corner of Olive Lane and MacCool Lane.
- B. To change the land use designation from Medium-High Density Residential (14-22 du/ac) to General Commercial zoned C-36 on 2.89 acres located on the south side of Mission Gorge Road between Fanita Drive and Forester Creek ("Dobbs Center" Shopping Center).
- C. To amend the text of Section 6.1 of the Land Use Element, under the headings Neighborhood Commercial, General Commercial and Office Professional, to read:

"Mixed use development is available within this designation with site plan approval by the City Council."

- D. To amend the land use designation from General Commercial and Medium-High Density Residential on 3.21 acres located south of Mission Gorge Road and east of Mesa Road.
- E. To amend the land use designation from General Commercial and Medium-High Density Residential to Medium-High Density Residential on 1.07 acres located south of Mission Gorge Road, east of Mesa Road.
- F. To amend the land use designation from General Commercial and Medium-High Density Residential to Medium-High Density Residential on 0.98 acres located between Mission Gorge Road and Prospect Avenue east of Mesa Road.
- G. To amend the land use designation from Medium-High Density Residential to Low-Medium Density Residential on two 3.61 acre parcels, two 6000 square foot parcels and one 7200 square foot parcel located north of Prospect Avenue, east of Mesa Road.
- H. To amend the land use designation from Medium-High Density Residential to Neighborhood Commercial on a 14,000 square foot parcel located on Carlton Hills Boulevard, 80 feet north of Mast Boulevard.
- I. To retain the land use designation of Low-Medium Density Residential on 1.69 acres located at the northern end of Pebble Beach Drive.
- J. To amend the land use map to show a General Industrial designation on approximately one third of an acre located at the south east corner of the intersection of Magnolia Avenue and Prospect Avenue.

RESOLUTION NO. 47-85

- K. To amend the land use designation from Low-Medium Density Residential to General Commercial on 1.34 acres located on Mission Gorge Road, east of Big Rock Road.

WHEREAS, such amendment to the General Plan was considered by the Planning Commission during a Public Hearing on January 8, 1985 and the City Council on February 13, 1975 and February 27, 1985; and

Section 1: Parcel A - That City Council deny the request to change the land use designation from Light Industrial to General Commercial.

Section 2: Parcel B - That City Council amend the land use designation from Medium-High Density Residential to General Commercial for a 2.89 acre site located on the south side of Mission Gorge Road between Fanita Drive and Forester Creek ("Dobbs Center").

Section 3: Text C - That City Council deny the request to amend Section 6.1 of the Land Use Element under the headings of Neighborhood Commercial, General Commercial and Office Professional, to add the following:

"Mixed use development is available within this designation with the approval of a Major Use Permit by the City Council or its designee."

Section 4: Parcel D - That City Council amend the General Plan land use designation of APN 383-112-36, approximately 3.21 acres in area, from General Commercial to Medium Density Residential (7-14 dwelling unit/gross acre).

Section 5: Parcel E - That City Council amend the General Plan land use designation of APN 383-112-35, approximately 1.07 acres in area, from General Commercial and Medium-High Density Residential (14-22 dwelling units/gross acre) to Medium Density Residential (7-14 dwelling units/gross acre).

Section 6: Parcel F - That City Council amend the General Plan land use designation of APN 383-112-34, approximately 0.98 acres in area, from General Commercial and Medium-High Density Residential (14-22 dwelling units/gross acre) to Medium Density Residential (7-14 dwelling units/gross acre).

Section 7: Parcel G - That City Council amend the General Plan land use designation of five parcels, two 3.61 acres, two 6,000 square foot parcels and one 7,200 square foot parcel, from Medium-High Density Residential (14-22 dwelling units per gross acre) to Low-Medium Density Residential (2-7 dwelling units per gross acre).

RESOLUTION NO. 47-85

Section 8: Parcel H - That City Council amend the General Plan land use designation of APN 380-430-06, approximately 14,000 square feet in area, from Medium-High Density Residential (14-22 dwelling units/gross acre) to Neighborhood Commercial.

Section 9: Parcel I - That City Council retain the General Plan land use designation of APN 378-411-14, approximately 1.69 acres, which is Low-Medium Density Residential (2-7 dwelling units per gross acre).

Section 10: Parcel J - That City Council designate APN 384-140-82, a parcel approximately one-third of an acre in area, as Public.

Section 11: Parcel K - That City Council amend the General Plan land use designation to show the entire parcel APN 383-100-21, approximately 1.34 acres in area, as General Commercial.

Section 12: That Negative Declarations and text changes for Parcels B, D, E, F, G, H, I, J, and K are complete and consistent with the provisions of CEQA Guidelines and are hereby Certified.

The foregoing Resolution was adopted by the City Council of the City of Santee at a Regular Meeting held this 27th day of February , 1985 by the following vote, to wit:

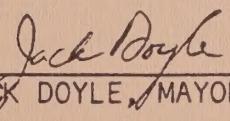
AYES: SOLOMON, BARTELL, CLARK, DOYLE

NOES: GALLARDO

ABSTAIN: NONE

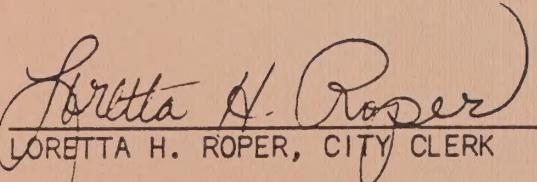
ABSENT: NONE

APPROVED:



JACK DOYLE, MAYOR

ATTEST:



LORETTA H. ROPER, CITY CLERK

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE
FOR GENERAL PLAN CHANGE NO. 85-01(a)(b)(c) and (d)

WHEREAS, requests to amend the Santee General Plan have been received for the following properties and text:

- A. To amend Section 6.1 of the Land Use Element text to include an explanation of the residential density ranges.
- B. To amend Section 2.0, 3.3, 5.0 and Figure 23 of the Scenic Highways Element to designate the potential alignment of State Route 52 as a scenic road corridor.
- C. To amend Sections 3.2 and 5.0 of the Circulation Element to include a policy on median design within the City.
- D. To amend the land use designation from Public to Office/Professional on a site approximately one-third of an acre in area located at the southeast corner of the intersection of Magnolia Avenue and Prospect Avenue.

WHEREAS, such amendment to the General Plan was considered by the Planning Commission Public Hearings on April 16, 1985 and May 7, 1985 and by the City Council on May 22, 1985; and

Section 1: Text A - That the City Council amend Section 6.1 of the Land Use Element text to include an explanation of the residential density ranges as follows:

"For each residential density range indicated, with the exception of Hillside/Limited, the lowest number of the range on any given project, could typically be expected to be approved. This low-end density should be used by development proponents for purposes of determining land values and anticipating a realistic future density. In the Hillside/Limited category, the density determination would be tied to the average natural slope of the site. Approval of a density higher than the minimum of the range is a discretionary action and is a function of a combination of criteria including that listed below:

^oCompliance with specific goals, objectives and policies of the General Plan which provide for avoidance of hazards while maximizing public safety and achievement of high quality site planning and design.

^oNo adverse impact on existing public facilities such as roadways, school and sewers.

- ° Consideration of on-site environmental constraints such as proximity to the floodplain, steep slopes, slope instability, significant landforms and significant vegetation.
- ° Provision of on-site amenities that will contribute to the livability of the project and enhance the community character.

Project approval at any density is subject to obtaining all requested agency approvals."

Section 2: Text B - That the City Council amend Sections 2.0, 3.3, 5.0 and Figure 23 of the Scenic Highways Element to add the following:

- a) In Section 2.0, delete the first sentence of the definition of Local Scenic Highways and replace it with the following:

"Local Scenic Highways are segments of State Highways or local roads or streets the local government feels are of scenic significance."

- b) Section 3.3 shall include the following as a Local Scenic Highway:

"5) The potential SR52 corridor as identified in the Circulation Element of the General Plan."

- c) Section 5.0, Objective 1.0 shall be modified to read as follows:

"Objective 1.0 Protect and enhance scenic resources within designated scenic roadway corridors particularly along State Route 67, and along the potential alignments of State Route 125 through Sycamore Canyon and State Route 52 from the westerly City boundary to State Route 67."

- d) Section 5.0, Policy 1.2 shall be modified to read as follows:

"Policy 1.2 Upon determination of the final alignment of State Route 52, the City shall pursue its designation as a State Scenic Highway."

- e) In Section 5.0, the following Policy 1.4 shall be added:

"Policy 1.4 The City shall undertake a review of the State Route 125 corridor to determine whether it merits designation as a State, County or Local Scenic Highway."

- f) Figure 23 shall be amended to show the potential alignment of SR52 as shown in the Circulation Element as a Scenic Road Corridor.

Section 3: Text C - That the City Council amend Sections 3.2 and 5.0 of the Circulation Element to include the following:

- a) Add to Section 3.2:

"The primary function of street medians is to improve traffic safety. Closely related to this is the use of medians to unify and improve the appearance of the streetscape by providing landscaping and paving. During the design review of street medians, the following should be considered:

- 1) Provision of landscaping to enhance the appearance of the streetscape,
- 2) Provision of median plantings that consist of a mixture of drought tolerant trees, shrubs and groundcover watered by drip irrigation until they are established,
- 3) Provision of median paving such as stamped concrete or pavers,
- 4) Compliance with acceptable traffic safety standards, and
- 5) Maintenance costs."

- b) Add to Section 5.0:

"Policy 9.2 The City should adopt design guidelines for use in the review of street medians to insure implementation of designs that stress traffic safety, aesthetics and low maintenance costs."

Section 4: Parcel D - (noted and filed but otherwise not acted upon at meeting) - a site approximately one-third of an acre in area, located at the southeast corner of the intersection of Magnolia Avenue and Prospect Avenue.

Section 5: That Negative Declarations and text changes for Parcels A through C are complete and consistent with the provisions of CEQA Guidelines and are hereby certified.

RESOLUTION NO. 110-85

The foregoing Resolution was adopted by the City Council of the City of Santee at a regular meeting held this 22nd day of May, 1985 by the following vote, to wit:

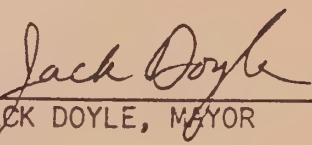
AYES: SOLOMON, BARTELL, CLARK, DOYLE, GALLARDO

NOES: NONE

ABSTAIN: NONE

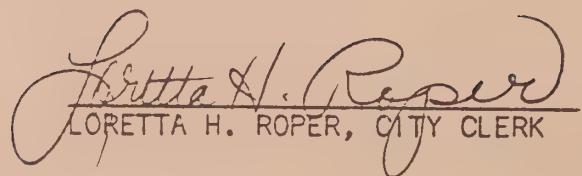
ABSENT: NONE

APPROVED:



JACK DOYLE, MAYOR

ATTEST:



LORETTA H. ROPER, CITY CLERK

GENERAL PLAN

CITY OF SANTEE, CALIFORNIA

Prepared for:

City of Santee
10765 Woodside Avenue
Santee, CA 92071

Prepared by:

Mooney-Lettieri & Associates

Adopted: City Council
Resolution No. 143-84
August 15, 1984

Amended: City Council
Resolution No. 47-85
February 25, 1985
Resolution No. 110-85
May 22, 1985

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INTRODUCTION

INTRODUCTION

1.0 SUMMARY

The City of Santee is located in Central San Diego County about 18 miles east of downtown San Diego. Santee is bordered on the west and southwest by the City of San Diego, on the south by the City of El Cajon, on the north by San Diego County lands and on the east by the unincorporated communities of Lakeside and Eucalyptus Hills. The area surrounding Santee exhibits scenic undisturbed hills and ridgelines. The San Diego River flows through the central portion of the City providing another example of the rich natural history of the region that still exists today. Figure 1., the Regional Location Map illustrates this setting.

Easy driving distance to employment centers, availability of affordably priced housing and the pleasant natural surroundings have all contributed to making Santee one of the fastest growing communities in the state. In fact, the population of Santee has grown from 34,000 persons in 1975 to the more than 45,000 persons who reside in the City today.

The transition from a rural community to an urbanized one has not come without problems associated with rapid development - including the impacts related to:

- School overcrowding,
- Traffic congestion,
- Protection of natural resources (hillsides, watercourses, etc.),
- Community appearance and identity, and
- Lack of integration of new development with Santee's heritage.

In order to gain local control over issues relating to the rate of development and community form and organization, the citizens of Santee voted to incorporate in December of 1980. As a relatively young city, one of the first goals was the adoption of a General Plan that would set a clear direction for the future of the community. This document presents the General Plan for the City of Santee and gives the citizens an opportunity and a means to achieve a desired future.

2.0 PURPOSE

The General Plan is a statement of intent by the City as to the future development of the community. Included as part of this comprehensive statement are goals and objectives which set specific direction and commitments to action. The General Plan also provides the mechanisms to achieve desired community goals and objectives through a coordinated implementation program.



not to scale

Prepared by: Mooney-Lettieri & Associates

CITY OF SANTEE GENERAL PLAN



FIGURE 1
REGIONAL LOCATION

This comprehensive plan and associated implementation procedures have been developed by a thorough examination of the opportunities and constraints presented by the natural environment and cultural features of Santee. It provides a balance of land uses which seek to maintain and improve the "quality of life" in the community. The General Plan is a dynamic document in that it can and should be revised/updated on a regular basis to respond to changing community goals, physical resources and social concerns.

The preparation of the General Plan also responds to requirements set forth by the State of California Government Code Section 65300 (et.seq.) which states that each "city shall adopt a comprehensive, long-term General Plan for the physical development of the (County or) City ...". Further, Government Code Section 65302 continues that, "The General Plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards and plan proposals". The Government Code identifies nine required elements of a General Plan as follows:

1. Land Use Element
2. Circulation Element
3. Housing Element
4. Conservation Element
5. Open Space Element
6. Seismic Safety Element
7. Public Safety Element
8. Noise Element
9. Scenic Highways Element

As provided for in State law, the City of Santee has chosen to prepare two additional Elements, which are equally as binding upon adoption. They are:

1. Community Design Element
2. Recreation Element

3.0 ORGANIZATION

The General Plan is divided into six major sections, they are:

- . Introduction - describes the purpose and organization of the Plan.
- . Community Development - includes the Land Use Element, Housing Element, Circulation Element and Recreation Element. This section addresses the essential development and improvement of land for public and private uses and facilities. It promotes a balance of land uses and housing opportunities, establishes a safe system of movement and public parks and recreation opportunities.

- Resource Management - includes the Conservation Element and Open Space Element. These Elements provide for the protection and wise management of Santee's wealth of natural resources. Vegetation, wildlife habitat, watercourses and floodplains, cultural sites and open space are covered.
- Public Health and Safety - includes the Noise Element, Seismic Safety Element and Public Safety Element. This section provides for the overall protection of residents from natural and man-induced hazards in the City. It covers hazards related to: Seismic conditions, floods, geology and soils, noise, aircraft operations, crime and large scale disasters.
- Community Design - includes the Scenic Highways Element and Community Design Element. These elements set forth measures to maintain and enhance the appearance, image and function of the City. They play a key role in strengthening the identity of the City and provide design guidelines within design sensitive areas of the City.
- Glossary - provides a list of the terminology used in the Plan to convey a clear meaning and intent.

Each of the General Plan Elements has been organized to allow the reader to obtain desired information quickly and easily. Maps are provided to illustrate the spatial distribution of applicable policies, natural factors and socio-cultural elements. The Element format is:

1. Introduction - includes the purpose and summary.
2. Existing Conditions - presents the data base.
3. Needs - statement of identified concerns.
4. Goal - Defines the overall needs and desires for the City.
5. Objectives and Policies - establishes clear commitments and action guidelines for the City.
6. Implementation - sets forth a coordinated set of measures to set the General Plan into action.

It is important that the Elements are recognized and used as interrelated sections of an overall comprehensive plan. The General Plan has been prepared to be internally consistent to avoid conflicting recommendations and to provide a systematic approach to decisionmaking.

The Technical Appendix to the General Plan has been prepared as a separate document. It contains related technical studies, and statistics upon which some of the General Plan analysis was based. In addition a list of selected major sources used in preparing the General Plan are provided.

COMMUNITY DEVELOPMENT

**LAND USE ELEMENT
HOUSING ELEMENT
CIRCULATION ELEMENT
RECREATION ELEMENT**

LAND USE ELEMENT

1.0 INTRODUCTION

1.1 Summary

Santee is a community in transition from its rural heritage to an urbanized city. It is located in one of the most rapidly growing areas of the nation. Because of its location and physical environment, the City is experiencing significant pressures for rapid population growth and development. Development needs to be carefully directed towards making a positive contribution to all sectors of the existing community.

The Land Use Element is the product of an extensive study process. It is the culmination of comparison and selection of various land use alternatives. Furthermore, the Land Use Plan represents the most appropriate alternative that is consistent with the overall community goals established for the natural environment and socio-economic concerns.

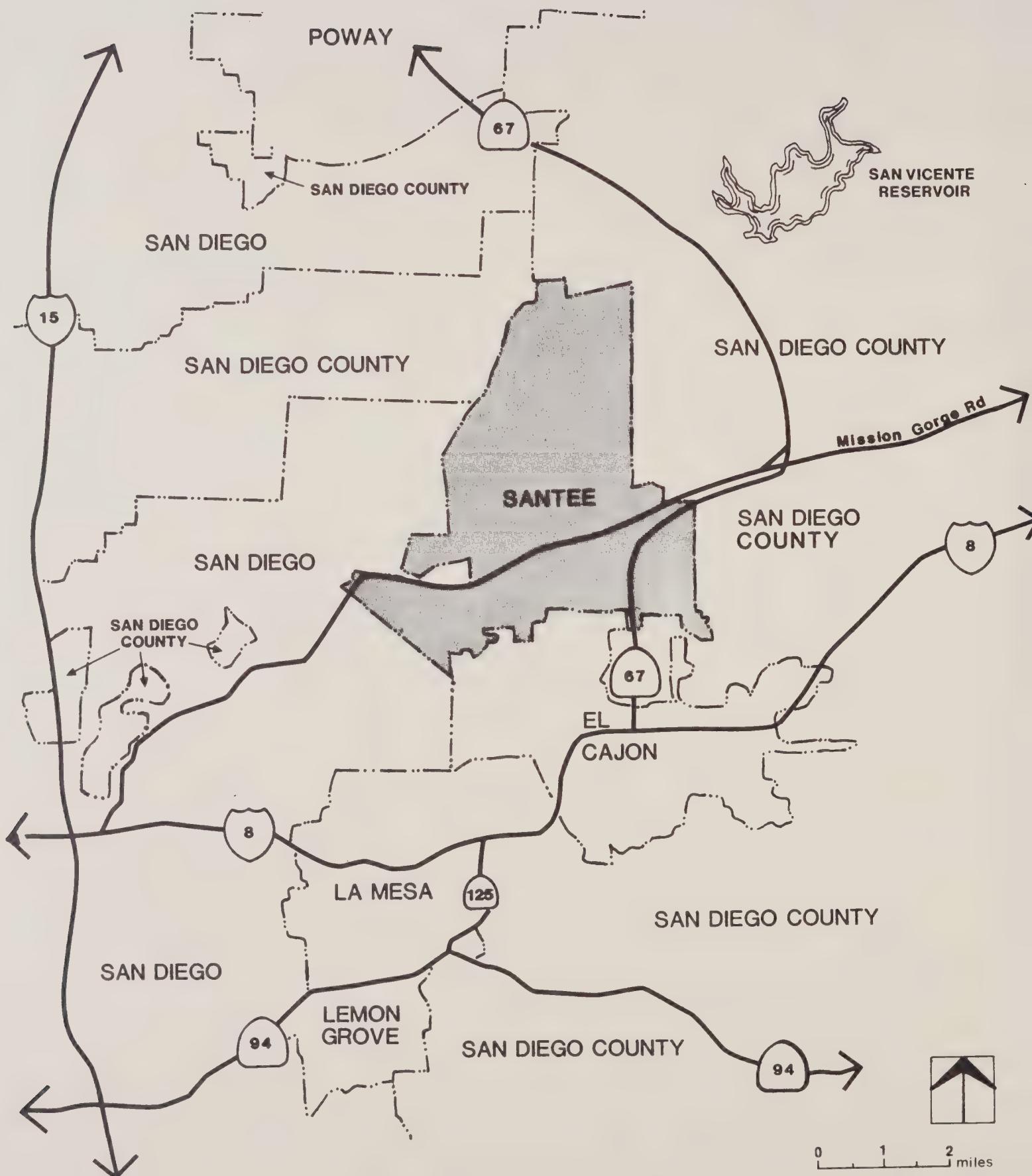
1.2 Purpose

The Land Use Element establishes a framework to direct the physical development of the City and form the organization of the City's environment. The Land Use Plan (located in the pocket on the back cover) indicates the intentions for the development, redevelopment, growth and preservation of public and private properties within Santee through the year 2000. The element establishes the function and form of the City because it is a composite statement of the goals, objectives, policies and programs of the other elements of the General Plan. It serves as the primary vehicle for ensuring the logical organization of residential, commercial, industrial and public facilities, and for encouraging the timely provision of public facilities to meet the needs of the community.

The Land Use Element provides public decision-makers and private citizens with a means for obtaining a clearer understanding of the long range intentions of the City. As a result, both public and private land use decisions made on a daily basis can be based on a stable overall framework established for the City.

1.3 Authorization

State Planning Law requires cities and counties to set forth goals, objectives, policies and program proposals for the long term physical development of the community. Government Code Section 56302(a) requires preparation of a Land Use Element which designates the proposed general distribution and general location of the uses of land for housing, business, industry, open space, education, public buildings and grounds, and other categories of public and private uses of land.



Prepared by: Mooney-Lettieri & Associates

FIGURE 2



2.0 EXISTING CONDITIONS

2.1 Settlement Pattern

The City of Santee encompasses about 17 square miles (10,550 acres) in central San Diego County. It is located approximately 18 miles east of downtown San Diego. The Vicinity Map, Figure 2, illustrates the location of Santee in this context.

Originally, Santee was a rural area known for its dairies, ranches and vineyards which were developed along the San Diego River. As transportation facilities were introduced to the area, such as the railroad, Mission Gorge Road and Highway 67, housing gradually began to develop around the San Diego River corridor.

In 1956, the estimated population was 1,975 persons residing in 532 dwelling units. During this period, the middle to late 1950's, the Santee area supported 31 industrial and commercial businesses. During the 5 year period from 1956 to 1961, the Santee area experienced the development of 3,950 new homes, and 170 new businesses. By 1961, in association with the rapid development that included the development of the Carlton Hills area, the population had grown to approximately 11,400 persons.

The community grew moderately to 1965 when there were 4,684 dwelling units and 308 commercial and industrial developments. By 1970 the Santee area had again experienced a substantial population growth. The estimated population in 1970 was 27,000 persons and the total residential units, including both single family houses and mobile homes, increased in number to 8,570. During the 5 year period from 1965 to 1970, 3,886 residences had been established. From 1970 to 1975, the Santee population rose from 27,000 persons to 34,000 persons. Total dwelling units were approximately 11,300 and commercial and industrial developments increased to 448.

In December 1980 the City of Santee was officially incorporated.

2.2 Santee Today

2.2.1 Population Characteristics

As of May 1982, the City of Santee supported a population of approximately 45,000 persons housed in 15,200 dwelling units. These counts were based on a land use inventory undertaken by the City, Housing Element estimates, fire district dwelling unit tabulations and 1980 census data.

The average household size in Santee is 2.96 persons/dwelling unit. This compares to a San Diego County average of 2.62 persons/dwelling unit. The average age of persons residing in Santee is 27.6 years, while the County of San Diego has a populace whose average age is 28.8 years.

The median household income for Santee, according to the 1980 Census is \$20,948, whereas the median income in San Diego County is \$17,017.

2.2.2 Public Services

The Santee School District currently operates 10 elementary schools, 9 of which are located within the city limits. Santana High School, El Cajon Valley High School and Grossmont High School, all operated by the Grossmont Union High School District, also serve the area. Community college services are provided by the Grossmont Community College which is located directly to the south of the city boundary along Fanita Drive.

Fire protection, emergency medical assistance and paramedics are provided by the Santee Fire Protection District. The City is within the Grossmont Hospital District. (See Public Safety Element).

The Serra Cooperative Library System, in conjunction with the County of San Diego, operates a public library in Santee located on Mission Gorge Road.

Police protection is presently contracted through the San Diego County Sheriff's Department. (See Public Safety Element).

Water and sewage treatment facilities are provided to the City by the Padre Dam Municipal Water District. Solid waste disposal is provided by private collection service and the County of San Diego operates a landfill near the northwest section of Santee and the proposed extension of Mast Boulevard.

2.2.3 Land Use Inventory

In March 1982, a land use inventory was undertaken by the City to determine the location of general land use types in the City and gross developed area by land use type. Table 1 presents a breakdown of the approximate existing developed acreage within the City.

The existing land use pattern in the City is illustrated on the Existing Land Use map, Figure 3. A brief summary follows;

Residential Land Use

Residential uses in Santee are primarily composed of single family detached units on standard subdivision (6,000 s.f.) lots. In fact, Table 1 reveals that over half of the developed acreage in Santee is in single family housing uses. This type of residential development is found in all sections of the City but it is particularly dominant north of the San Diego River. Multi-family housing and mobile homes provide the balance of housing in the City today.

Table 1.
Existing Land Use Inventory.

Land use Type	Acreage	Percent of Developed Area	Percent of Total City
Single Family-Residential	2,403	51.9	22.6
Multi-Family-Residential	222	4.8	2.1
Mobile Home-Residential	384	8.3	3.6
Subtotal: Residential	3,009	65.0	28.3
Office Professional	20	.4	.2
Commercial	216	4.7	2.0
Subtotal: Commercial and Office Professional	236	5.1	2.2
Industrial	182	3.9	1.7
Public/Semi-Public (Schools, Parks, Santee Lakes, Golf Course, etc.)	1,206	26.0	11.4
TOTAL DEVELOPED	4,633	100.0	43.4
TOTAL VACANT	5,917	0	56.1
TOTAL CITY (Incorporated Boundary acreage)	10,550		

There are currently 12 mobilehome parks located within Santee. They provide a significant portion of the housing in Santee. Sizes of the parks range from 108 to 395 spaces. Most of the 12 parks are located near the City's highly traveled roads: Mission Gorge Road, Magnolia Avenue and Prospect Avenue.

Multi-family developments are also generally located along major roadways. Although not dominant in Santee today, multi-family developments (apartments, condominiums, etc.) are becoming more prevalent as the housing stock responds to changes in population characteristics, lifestyles and economic conditions.

Commercial Land Use

A preliminary market analysis of existing and potential commercial development in the City of Santee was undertaken as part of an update to the General Plan. The report entitled, Preliminary Commercial Market Analysis, appears in it's entirety

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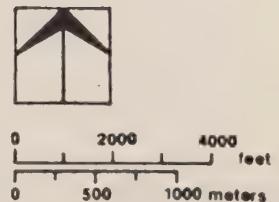
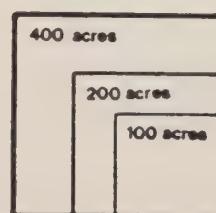
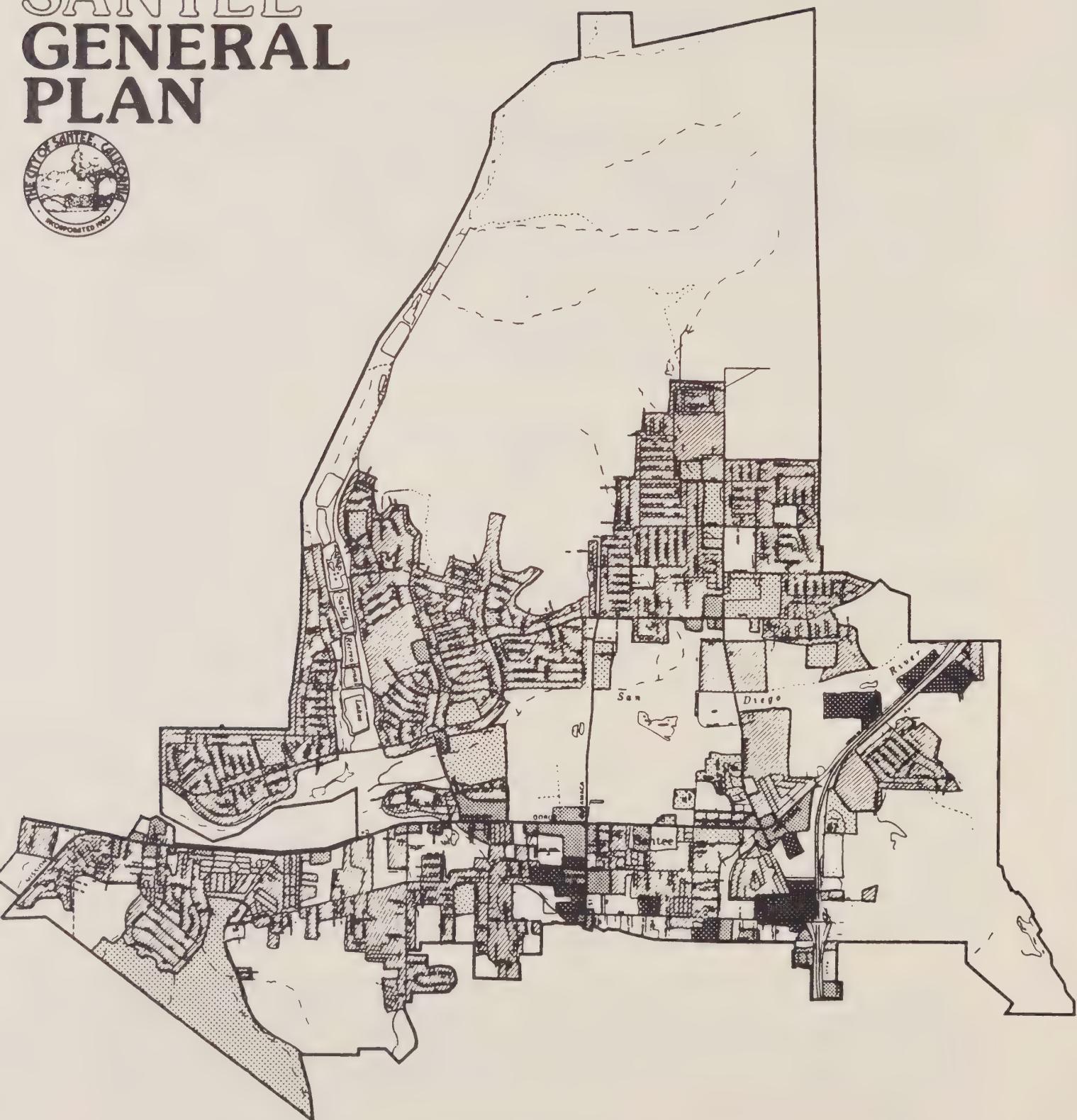
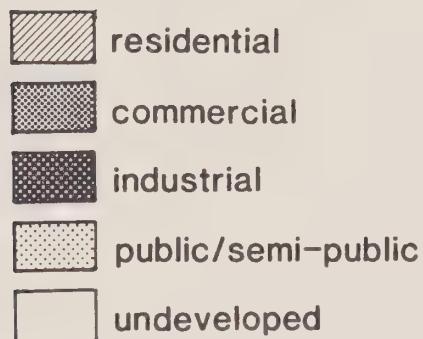


FIGURE 3

EXISTING LAND USE



Source: City of Santee

Prepared by: Mooney-Lettieri & Associates

in the Technical Appendix to the General Plan. The findings of the study and examination of the unique resources in Santee reveal the following overall commercial features of Santee:

1. Commercial development in Santee occupies 181 acres, of which an estimated 143 acres are devoted to retail uses. Six neighborhood shopping centers comprise about 40 percent of total commercial acreage. The remaining 60 percent of developed acreage is occupied by stand-alone outlets, which are configured in a strip pattern, primarily along Mission Gorge Road.
2. Santee has no community shopping center (or regional center), which offers a wider range of convenience goods, general merchandise, apparel, and services than found at the existing neighborhood centers.
3. The siting or pattern of existing commercial development in Santee is also prompting residents to shop elsewhere. The predominance of strip-pattern commercial combined with the absence of a community shopping center reduce opportunities for Santee residents to consolidate shopping trips for convenience goods (food, groceries, drugs, etc.) and general merchandise.
4. Opportunities and demand for general retail, appliances, home furnishings and apparel outlets is substantial within the City and anticipated to grow significantly within the next few years.
5. Presence of unique natural resources and physical features create an atmosphere which enhances the opportunities for recreation commercial development.

In overview, Santee exhibits a considerable amount of free standing strip commercial development along its major traffic corridors. Consolidated commercial centers are neighborhood serving with no existing community shopping centers or regional shopping centers present in the City today.

Office Professional Land Use

Office professional development in Santee is not extensive. It encompasses about 20 acres in total, located at various sites along Mission Gorge Road and Cuyamaca Street. Professional offices and support service businesses are also often times located within retail commercial centers and light industrial areas which dilutes the existing demand for exclusive office center development.

Industrial Land Use

Industrial development in Santee usually is in the form of light industrial uses which are characterized by assembly, electronics, research and development and light warehousing uses.

Industrial uses are predominantly found in two areas of the City:

1. South-central along Prospect Avenue, Magnolia Avenue and Cuyamaca Street, and
2. North of Woodside Avenue along the San Diego River Corridor.

Public/Semi-Public Land Uses

These uses are composed of schools, public and private parks and churches. They cover a considerable portion of the developed acreage in the City.

Mission Trails Regional Park, Mast Park, Woodglen Vista Park, Big Rock Park and the Carlton Oaks Golf Club provide extensive recreational open space. The schools provide partially developed open space. The Santee Lakes Recreational Area, operated by the Padre Dam Water District, also provides recreational open space lands. (see the Recreation Element for a full description of these facilities.)

Vacant Land

Over half the area of the City of Santee is currently vacant. Parcels which comprise the primary vacant areas are undeveloped canyons and hillsides in the north (Fanita Ranch), southeast (Sky Ranch) and steeply sloped and rolling terrain in the southwest portions of the City. A significant portion of vacant acreage is also found along the San Diego River corridor including: the floodway, the floodplain and large relatively developable parcels (Edgemoor, Grossmont Union School District, etc...).

3.0 NEEDS

3.1 Land Use Compatibility

Compatibility between adjacent land uses in the City is of extreme importance to achieve a safe, efficient and well organized community.

To minimize conflicts, land uses must be located in a pattern that considers generic land use characteristics, limitations and requirements such as; traffic and access, noise, public services, siting and visual appearance, and public safety. Land uses that exist in a potentially incompatible situation should be considered for relocation or remedial setback and/or buffering treatments.

Enhancing compatibility between land uses can be achieved through locating uses together that have mutual public service and site planning needs assessment. For example, consolidation of scattered industrial uses into an industrial park development can utilize provision of common access, public services and site planning requirements.

	hillside residential	single-family residential	multi-family residential	neighborhood commercial	general commercial	office professional	light industrial	general industrial	public
hillside residential		●	●	●	●	●	●	●	●
single-family residential	●		●	●	●	●	●	●	●
multi-family residential	●	●		●	●	●	●	●	●
neighborhood commercial	●	●	●		●	●	●	●	●
general commercial	●	●	●	●		●	●	●	●
office professional	●	●	●	●	●		●	●	●
light industrial	●	●	●	●	●	●		●	●
general industrial	●	●	●	●	●	●	●		●
public	●	●	●	●	●	●	●	●	

- indicates land use compatibility assuming inclusion of typical site planning features
- indicates potential land use incompatibilities that may be fully mitigated by site planning features
- indicates inherent land use incompatibilities that can only be partially mitigated by site planning features

Prepared by: Mooney-Lettieri & Associates

FIGURE 4



Figure 4, Adjacent Land Use Compatibility Guide, indicates the basic compatibility between various land use types that could be located in Santee. This assessment should be included as part of the information used to make land use determinations in the City.

3.2 Public Services

To ensure public safety and maintenance of the quality of life in Santee, future population growth and development should be consistent with existing and planned public services. Additionally, any new development should not cause an economic burden on the City and should provide for a fair share of the public costs incurred by the development.

3.3 Natural and Man-induced Hazards

In conjunction with the other Elements of the General Plan (especially Seismic Safety, Public Safety and Conservation) the Land Use Plan should culminate in a pattern of land uses that address the concerns of the health, safety and welfare of the public. The plan should minimize exposure of people and improved property to natural and man-made hazards and maintain minimal levels of risk where complete mitigation of hazards cannot be achieved.

3.4 Regional Perspective

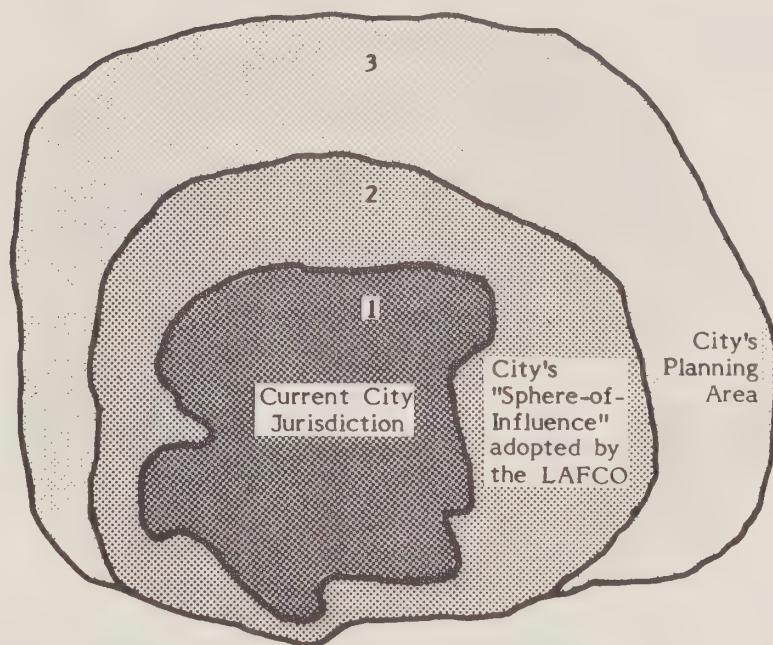
Many of the planning issues which Santee faces are regional in nature and are not functionally related to political boundaries. Some of the major issue areas where regional concerns are most evident are:

- Flood Control/Hydrology,
- Circulation Pattern,
- Resource Protection,
- Housing, and
- Economic Development.

According to the Government Code Section 65300, the local jurisdiction should consider any area outside of it's incorporated boundaries that "bears relation to its planning". As part of the General Plan process a Planning Area is established to define such an area. Clearly, the Planning Area must be strategically located and should encompass territory beyond that which may ultimately be annexed by the City. Land intended for future annexation by the City must be included within a Sphere of Influence as adopted by the Local Agency Formation Commission (LAFCO) as the "probable ultimate physical boundaries and service area of a local governmental agency" (Government Code Section 54774). A city must have an adopted General Plan to have a Sphere of Influence adopted by LAFCO.

Figure 5 illustrates the relationship between the Planning Area and the Sphere of Influence.

Figure 5. Relationship Between a City's Planning Area and Sphere-of-Influence



1. Incorporated Territory: land use controlled by the city.
2. Unincorporated Territory: to be ultimately annexed and served by the city. Land use controlled by county in formal consultation or by joint action with the city.
3. Unincorporated Territory: not to be annexed and served by the city, but bearing some relation to the city's planning. Land use controlled by county in consultation with the city.

source: general plan guidelines,
state of California, 1982.

3.5 Areas for Special Study

Over half the acreage in Santee today is undeveloped. As such, the City is presented with major opportunities for the future as well as potential inappropriate development of these areas. The most significant of these undeveloped areas are the Fanita Ranch in the north and the Edgemoor site along the San Diego River.

The Fanita Ranch (2,370 acres) exhibits a wide variety of topography, scenic resources, vegetative resources and significant habitats. It is the largest single ownership area in the City. Potential natural hazards with regard to slope stability and geologic resources also exist within this area.

The Edgemoor site (which is in public ownership) and adjacent vacant properties to the west form a significant block of vacant land in the central core of Santee. The positioning along the San Diego River corridor adds emphasis to this area as a unique resource in the City. Concerns here are maintaining the integrity of the natural river system as a significant environmental resource which supports sensitive habitats and vegetation, provides runoff drainage and high quality scenic resources.

Both of these areas need to be planned in a comprehensive manner which addresses:

- Designation of appropriate land uses,
- Provision of adequate public facilities,
- Appropriate phasing of development,
- Requirements for financing public improvements,
- Environmental resource protection and enhancement, and
- Public participation in the Planning Process.

3.6 Economic Viability

Land use strategies must consider the overall economic viability and stability in the City. Diversity of land use types, properly located and designed, can offer long term economic stability for the City. Of particular concern in Santee is;

- Improvement of retail sales performance,
- Provision of a diverse and attractive housing stock,
- Increase in diversity and number of employment opportunities, and
- Enhancement of the San Diego River corridor to act as a focal point/attractor.
- Provision of opportunities for recreation related commercial development which could relate to the wide array of natural features and close proximity to the major visitor attractions of the City of San Diego.

The Preliminary Commercial Market Analysis report (see the Technical Appendix), prepared as part of the General Plan process, assessed existing conditions in the City and made determinations about future market support potential. A summary of those findings, which follows, is indicative of the overall commercial land use needs in the City in terms of desirability and feasibility. The study findings concluded:

1. The amount of additional commercial development that could be supported by the expenditures of existing and future residents of Santee is conservatively estimated to be 15 acres by 1990 and 57 acres by the year 2000.
2. By 1985-1990, demand for commercial goods and services by Santee residents is projected to be sufficient to support development of a small community shopping center (4-10 acres), having at least one general retailer and a supermarket as the principal tenants, plus 2-4 additional

neighborhood shopping centers having a supermarket and/or major drug store as the principal tenant(s). During the period 1990-2000, adequate demand will exist to enable development of at least one large community center (or possibly two smaller centers), plus 1-2 extra neighborhood centers and other commercial uses including major stand-alone outlets or strip commercial.

3. By offering a greater depth and range of merchandise, a new community shopping center(s) could be expected to capture more spending of Santee residents and thus increase per capita retail sales and sales tax revenue citywide.
4. Community shopping facilities should be developed as part of a mixed-use Town Center, serving as the hub of retail, office/professional, and civic activity in the City. Such consolidation of commercial outlets and other activities at the Town Center would promote consumer convenience and access and enhance the Center's drawing power.

4.0 GOAL

Promote development of a well-balanced and functional mix of residential, commercial, industrial, open space, recreation, and civic uses which will create and maintain a high quality environment.

5.0 OBJECTIVES AND POLICIES

Objective 1.0

Promote development of a Town Center which includes retail commercial, office/professional, civic center, recreational and other appropriate uses to establish a focal point for the City.

Policy 1.1 The City shall initiate and adopt, by 1985, a Master Plan for a Town Center as designated on the Land Use Plan that includes:

1. The pattern and intensity of proposed land uses,
2. The location and standards for circulation and other transportation facilities,
3. The type and location of public facilities,
4. The location and function of open space and resource conservation areas,
5. Design concepts, principles and prototypes for site planning, roadways, landscaping, grading, lighting and signage.
6. An assessment of the fiscal impact and viability of proposed commercial land uses.
7. An implementation plan including land use strategies, financial mechanisms, engineering considerations and promotion.

Policy 1.2 The City shall, at the earliest possible date, determine facilities needs for civic uses such as city offices, police, fire and library services that could be included within the Town Center site.

Policy 1.3 The City shall encourage a public/private partnership in the development and implementation of the Town Center Master Plan.

Policy 1.4 The City shall ensure through appropriate zoning and other measures that development proposals within the Town Center site, approved prior to the establishment of an overall Town Center Plan, do not preclude the timely and orderly implementation of the Plan.

Objective 2.0

Allow for the development of a wide range of housing types in the City.

Policy 2.1 The City should promote the use of innovative site planning techniques that contribute towards provision of a variety of residential product styles and designs.

Policy 2.2 The City should encourage planned residential and/or planned unit developments that provide adequate open space, recreational facilities, off-street parking, interior circulation patterns and other amenities and facilities.

Policy 2.3 The City should permit manufactured and modular housing developments as alternative housing opportunities when appropriate public services and compatible adjacent land uses are present.

Policy 2.4 The City should promote inclusion of housing opportunities in the Town Center designation as part of a mixed use concept.

Policy 2.5 The City shall include a density bonus provision to the new zoning ordinance, which will permit higher densities for assisting mobilehome park development, in order to conform with the objectives of the Housing Element and the Community Design Element, subject to consistency with other elements of the Santee General Plan.

Objective 3.0

Provide and maintain the highest level of service possible for all community public services and facilities.

Policy 3.1 The City should ensure that land divisions and developments are approved within the City only when a project's improvements, dedications, and fees to the City and other agencies fully cover the project's incremental costs to the City and other agencies. These costs are for providing new or upgraded capital improvements and other public facilities and equipment resulting from, and attributable to the project, necessary to protect and promote the public's health, safety and welfare. Such facilities include, but are not limited to: parks, bridges, major thoroughfares, traffic signals, street lights, drainage systems, sewers, water, flood control, fire, police, schools, hiking/bicycle trails and other related facilities.

Policy 3.2 The City should encourage the development and use of reclaimed water as a support service to appropriate land uses.

Policy 3.3 The City should consider providing public cost-sharing expenditures or public services under certain circumstances which would facilitate introduction of desirable and innovative development within the City.

Policy 3.4 The City shall establish and implement a 5-year Capital Improvement Program to improve existing public facilities and develop necessary new public facilities.

Policy 3.5 The City shall require the placement of utility lines underground where feasible.

Objective 4.0

Provide for the development of conveniently located neighborhood shopping centers.

Policy 4.1 The City should ensure that all residential areas are adequately provided for in terms of day-to-day shopping needs which include convenience goods, food and personal services.

Policy 4.2 The City should plan for a high neighborhood commercial service level standard of 3 acres per 5-10,000 population.

Policy 4.3 The City shall promote the consolidation of existing free-standing commercial outlets where appropriate and discourage additional strip commercial development.

Policy 4.4 The City should locate new neighborhood commercial uses along major trafficways in consolidated centers that utilize common access and parking for commercial uses, discourage the introduction of strip commercial uses and require adequate pedestrian links to residential areas.

Objective 5.0

Develop industrial uses which are compatible with adjacent land uses.

Policy 5.1 The City should promote industrial uses adjacent to and north of Gillespie Field which support or can capitalize on the aviation opportunities available.

Policy 5.2 The City should promote consolidation of industrial uses into comprehensively planned industrial parks.

Policy 5.3 The City shall ensure that industrial development creates no significant off-site impacts concerning access and circulation, noise, dust, odors, visual features and hazardous materials that cannot be adequately mitigated.

Policy 5.4 The City shall promote a mix of industrial uses that provide the City with a sound, diverse industrial base.

Policy 5.5 The City should ensure that industrial developments provide for business service needs and the needs of employees.

Objective 6.0

Ensure that natural and man-induced hazards are adequately addressed in the location and intensity of development in the City.

Policy 6.1 The City shall utilize all mapped information, objectives and policies contained in the Seismic Safety, Public Safety and Conservation Elements during the development review process.

Policy 6.2 The City should promote the use of innovative site planning to avoid on-site hazards and minimize risk levels.

Objective 7.0

Undertake development of large, contiguous vacant or underutilized parcels in a comprehensive manner.

Policy 7.1 The City shall utilize and initiate, in appropriate locations, the use of the Specific Plan process consistent with Government Code requirements for such plans.

Policy 7.2 The City should pursue development of a Town Center consistent with provisions contained within Policies 1.1 and 1.2 of the Land Use Element.

Objective 8.0

Minimize land use conflicts and maximize mutual benefits between adjacent land uses in the City.

Policy 8.1 The City shall, upon adoption of the General Plan, undertake a comprehensive review and revision of the existing Zoning Ordinance in a timely manner to ensure it is compatible with and adequately implements the General Plan.

Policy 8.2 The City should consider relocation or remedial buffering treatments for mitigating land use conflicts.

Policy 8.3 The City should encourage an innovative mix of land uses when such a mix could enhance the viability of development and provide for common public services and site planning requirements.

Policy 8.4 The City should consider the Adjacent Land Use Compatibility Guide chart to assist in an initial determination of overall land use compatibility for adjacent land uses, (see Land Use Element, Section 3.1).

Objective 9.0

Provide for the reasonable and logical future growth of the City.

Policy 9.1 The City, in cooperation with adjacent cities and LAFCO, shall adopt a Sphere of Influence which indicates the territory to be ultimately annexed by the City by 1995.

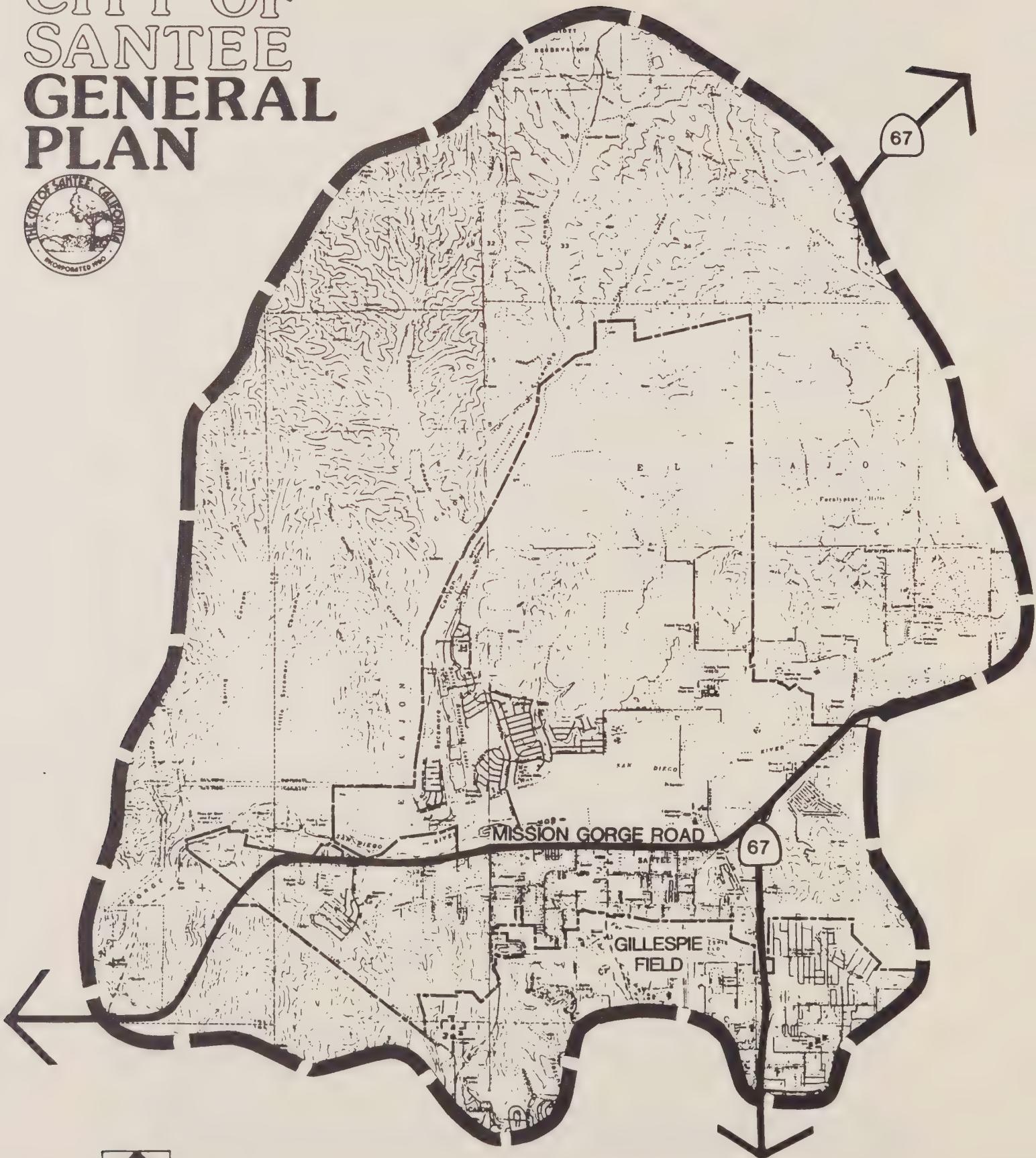
Policy 9.2 The City should consider existing facilities, planned expansions and long term service capabilities of service districts and municipal services, and the maintenance of the integrity of natural drainage and ridgeline systems, as part of the Sphere of Influence study.

Policy 9.3 The City should actively pursue annexation of the land currently under the jurisdiction of the City of San Diego, which is located along the San Diego River at the western City limits to the Mission Trails Regional Park.

Policy 9.4 The City should cooperate with adjacent jurisdictions in establishing a Sphere of Influence.

Policy 9.5 The City shall establish a Planning Area as identified in Figure 6, Planning Area, pursuant to provisions of Section 65300 of the California government code.

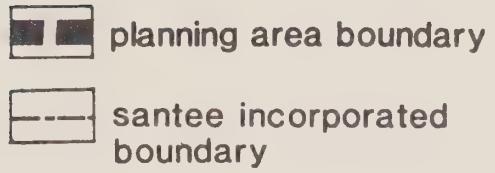
CITY OF SANTEE GENERAL PLAN



0 1000 2000 3000 feet

FIGURE 6

PLANNING AREA



Prepared by: Mooney-Lettieri & Associates

Policy 9.6 The City should actively monitor and comment on all significant development proposals within the Planning Area.

Objective 10.0

Ensure that development in the City is consistent with the overall community character and contributes positively towards the City's image.

Policy 10.1 The City shall ensure that all requirements set forth within the Community Design Element are implemented during the development review process.

Policy 10.2 The City should establish design standards for landscaping and site planning and provide guidelines for architectural review.

6.0 IMPLEMENTATION

6.1 Land Use Classifications

The following section describes the intent of each of the land use categories found on the Land Use Plan. The purpose is to describe the nature and general character of land uses intended within each category. The symbols and numbers associated with each of the land use classifications correspond to those used on the Land Use Plan map.

RESIDENTIAL DENSITY RANGES

Each of the residential use classifications indicate an allowable range of development density. The maximum density indicated by the range defines the maximum number of units per gross acre that residential development can achieve within a given area. A residential development proposal does not have to provide the minimum number of units per gross acre indicated by a residential density range to be found consistent with the General Plan. The minimum density figure established for each range is intended to encourage the location of certain product types and densities which are consistent with adjacent land uses, access, public services and environmental concerns.

The residential density ranges are intended as expression of the extreme limits of gross densities which are reasonable and desirable for areas within the City. For each residential density range indicated, with the exception of Hillside/Limited, the lowest number of the range on any given project, could typically be expected to be approved. This low-end density should be used by development proponents for purposes of determining land values and anticipating a realistic future density. In the Hillside/Limited category, the density determination would be tied to

the average natural slope of the site. Approval of a density higher than the minimum of the range is a discretionary action and is a function of a combination of criteria including that listed below:

- .Compliance with specific goals, objectives and policies of the General Plan which provide for avoidance of hazards while maximizing public safety and achievement of high quality site planning and design.
- .No adverse impact on existing public facilities such as roadways, school and sewers.
- .Consideration of on-site environmental constraints such as proximity to the floodplain, steep slopes, slope instability, significant landforms and significant vegetation.
- .Provision of on-site amenities that will contribute to the livability of the project and enhance the community character.
- .Analysis of the opportunities and constraints presented by natural and socio-cultural features.
- .Application of policies and implementation measures in the General Plan which provide for avoidance of hazards, maximizing public safety and achievement of high quality site planning and design.
- .Application of appropriate Zoning Ordinance provisions.

Project approval at any density is subject to obtaining all requested agency approvals.

MIXED USE DEVELOPMENT

Under certain land use designations on the Land Use Plan a mix of land uses is contemplated to encourage innovative and attractive development in the City. This concept has been set forth specifically to integrate complementary land uses which can take advantage of mutual site planning and public service requirements, and demonstrate increased economic viability of the overall development proposal. Site plan review is required for all mixed use development proposals.

HL - HILLSIDE/LIMITED RESIDENTIAL (0-1) dwelling units/gross acre)

This designation is intended for residential development in areas that exhibit steep slopes, rugged topography and limited access. Residential uses are characterized by rural large estate lot or cluster single family homes, with significant permanent open space area, consistent with the constraints of slope gradient, soil and geotechnical hazards, access, availability of public

services and other environmental concerns. This designation has primarily been applied in the steeply sloped extreme southwest and southeast portions of the City.

R-1 - LOW DENSITY RESIDENTIAL (1-2 dwelling units/gross acre)

This designation is intended for residential development characterized by either single family homes on one-half acre lots or larger, or innovative forms obtained through clustering which are responsive to the natural terrain and minimize grading requirements. This designation has been located in steeply sloped hillside and canyon areas in the southwest, southeast, northeast and north central portions of the City.

R-2 - LOW-MEDIUM DENSITY RESIDENTIAL (2-7 dwelling units/gross acre)

This designation is intended for residential development characterized by single family homes in either standard subdivision form (6,000 s.f. lots) or innovative designs which utilize clustering, zero lot line, or planned development features. It covers the largest portion of the City planned for residential uses and is usually found in areas of generally level topography. It is intended to include mobile home parks in the City which may exhibit a slightly higher gross density.

R-7 - MEDIUM DENSITY RESIDENTIAL (7-14 dwelling units/gross acre)

This designation is intended for a wide range of residential development types including attached and detached single family units at the lower end of the density range and multiple family attached units at the higher end of the density range. Areas developed under this designation should exhibit adequate access to streets of at least collector capacity and be conveniently serviced by neighborhood commercial and recreational facilities. This designation has been located along Mission Gorge Road, Magnolia Avenue, Woodside Avenue and Fanita Drive.

R-14 - MEDIUM-HIGH DENSITY RESIDENTIAL (14-22 dwelling units/gross acre)

This designation is intended for residential development characterized at the lower end of the density range by multiple family attached units and at the upper end of the density range by apartment and condominium buildings. It is intended that this category utilize innovative site planning, provide on-site recreational amenities and be located in close proximity to major community facilities, business centers and streets of at least major capacity. This designation has been located along Mission Gorge Road, Magnolia Avenue, Mesa Road and Woodside Avenue.

NC - NEIGHBORHOOD COMMERCIAL

This designation includes neighborhood shopping centers and small convenience centers which provide for a range of necessary day-to-day retail goods and services required by residents in the immediate vicinity. It encourages concentrated and consolidated shopping opportunities including, but not limited to, personal services, food and convenience stores, eating and drinking establishments, gas stations, banks and other neighborhood serving uses. Office and Professional services are intended under this category as uses which are secondary to the other neighborhood serving commercial uses.

This category has been distributed throughout the City along major travel routes to provide adequate neighborhood shopping opportunities.

GC - GENERAL COMMERCIAL

This designation provides for commercial areas with a wide range of retail and service activities. Intended uses include community shopping center, department stores, restaurants, financial institutions, automotive uses and other specialized services. This designation encourages the grouping of commercial outlets into consolidated centers. Appropriate areas to be established with general commercial activities should have direct access to major roads, prime arterials or freeways.

OP - OFFICE PROFESSIONAL

This designation is provided in close relationship to general commercial facilities. It is intended for the encouragement of medical, dental, law or other professional offices which are located and designed as consolidated complexes. Commercial uses contemplated as part of this category include business support services and support restaurant and medical services.

IL - LIGHT INDUSTRIAL

This designation establishes light industrial areas where uses such as fabricating, assembly, research and development, electronics, low intensity warehousing and other such similar industrial uses are appropriate. All work and related activity, including materials and equipment storage, is intended to be conducted specifically within enclosed facilities as to reduce adverse impacts on adjacent uses.

This land use is appropriate as a buffer between the general industrial areas and non-industrial uses and where the site is visible from residential areas or major transportation routes. Special landscaping, enclosures and other site development standards are appropriate. Outdoor storage may be allowed in specific circumstances where, through the Special Use Permit process, it is demonstrated that adequate screening and buffering of the

outdoor storage area can be achieved to eliminate any adverse impacts on adjacent uses and maintain visual qualities of the area.

Industrial park development is intended on larger parcels to create distinct districts which contain light industrial, compatible offices and support uses. Such areas should have adequate off-site access to major transportation facilities, as well as an efficient internal circulation system of industrial streets.

IG - GENERAL INDUSTRIAL

The General Industrial designation allows for a wide range of industrial activities which includes manufacturing, wholesale distribution, large storage areas and other non-hazardous industrial uses.

Areas developed under this designation should be located with direct access to major roads or freeways and/or be located in areas not suitable for residential use due to air safety, drainage improvement needs or similar land use constraints, such as the Gillespie Field area.

PARK/OS - PARK/OPEN SPACE

This designation determines areas of permanent open spaces, parks and/or areas precluded from major development because of land use constraints such as airport clear zones and established floodways. Recreational uses, such as golf courses with customary support facilities, are considered appropriate within these areas. Agricultural uses and sand extraction operations may, under special conditions, be allowed under this designation.

PUB - PUBLIC

This designation indicates areas owned and maintained by public or publicly controlled agencies such as the school districts, Padre Dam Municipal Water District, utility companies and other municipal agencies.

Appropriate uses for this designation include schools, the Santee Recreation Lakes, Padre Dam Water Storage and treatment facilities, freeway rights-of-way, utility substations and other public service uses.

RR - RESORT RECREATION

This designation provides for mixed use recreation related developments which are oriented towards and enhance the San Diego River providing temporary and permanent residential uses in a highly amenitized setting. Uses intended under this classification include hotels, restaurants, other commercial uses complimentary to resort and recreational facilities, condominiums/townhomes, and recreational facilities. Traditional resi-

dential uses are provided for under this designation only when they are part of a mixed use development program. It is intended that site plan review and approval be required by the City to adequately implement the provisions of this designation.

TC - TOWN CENTER

This designation is intended to provide the City with a mixed use activity center which is oriented towards and enhances the San Diego River. This designation shall be developed under a master plan including community commercial, civic, park/open space and residential uses. The intent of the master plan is to provide the City with a conceptual plan, detailed land uses and appropriate development regulations that are consistent with the General Plan.

SPA - SPECIFIC PLAN AREA

This designation requires the preparation of a Specific Plan that is consistent with the requirements of Section 65451 of the California Government Code which defines a specific plan to include "all detailed regulations, conditions, programs and proposed legislation which shall be necessary and convenient for the systematic implementation" of each of the nine required elements and any permissive elements adopted by the local jurisdiction as part of the General Plan. The section goes on to require that a specific plan include "regulations, conditions, programs and proposed legislation" regarding:

- The location of and standards for land uses and facilities;
- The location of and standards for streets, roads and other transportation facilities;
- Standards for population density and building intensity and provisions for supporting services;
- Provisions for implementing the open-space element;
- Other appropriate measures.

As provided for in the State of California Government Code (Title 7, Chapter 3, Articles 8, 9, and 10) a Specific Plan for the SPA will be prepared to systematically execute the General Plan. The City of Santee Department of Planning and Community Development shall work in a cooperative effort with the landowner and provide for public participation in the planning process.

REGIONAL SHOPPING OVERLAY

This designation is intended to allow consideration of a regional or community shopping center as an alternative to the base land use designation within specifically identified locations on the

Land Use Plan. Developments proposed under this designation are required to undergo Site Plan Review and provide documentation of commercial demand through market analysis. Commercial uses contemplated by this designation include; regional or community level shopping centers serving the existing and surrounding communities for all retail and specialized commercial activities.

6.2 Areas for Special Study

The following development guidelines for the Town Center and SPA (Fanita Ranch) designations on the Land Use Plan provide a framework to assure that these unique and significant areas will be developed and preserved with:

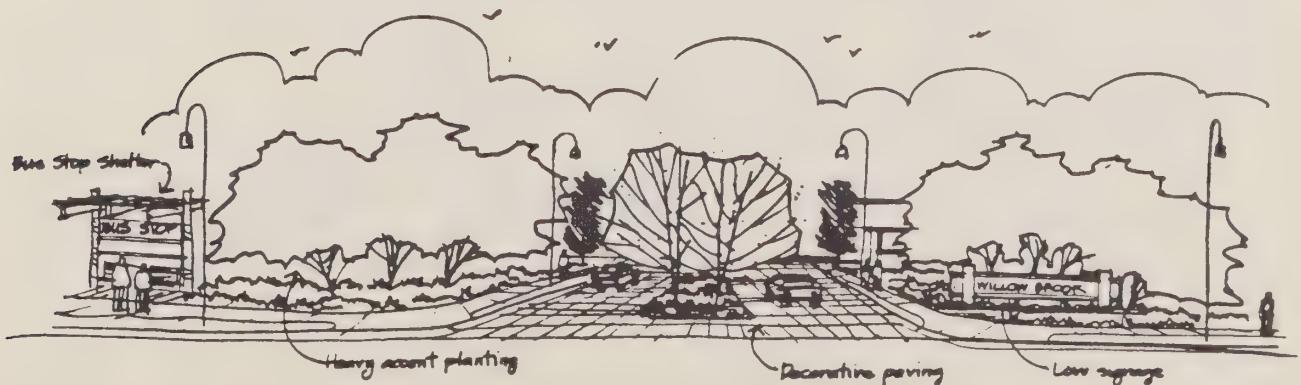
- 1) Standards of quality for community appearance and function,
- 2) Compatibility of development of land and structures that insures public health, safety and welfare, and
- 3) Policies which minimize grading, preserve ridgelines and provide for recreational amenities.

6.2.1 Town Center

Consistent with the definition of the Town Center land use category located on the Land Use Plan map, the following guidelines have been established.

A. Residential

- Through creative site planning and housing product design, maximize river orientation opportunities and enhance the river environment.
- Provide for residential densities up to a maximum density of 35 dwelling units/acre to reinforce the Town Center as a community focal point and activity center.
- Locate residential uses and provide buffers and site planning features to eliminate potential noise, traffic and land use conflicts with commercial and civic center uses.



residential entry treatment

- Ensure residential areas are adequately linked to recreational facilities in the Town Center and to regional and citywide systems.
- Consider provision of housing designed for the special needs of the elderly in proximity to the Edgemoor Hospital site.
- Attempt to incorporate existing on-site residential uses into the Town Center plan where feasible.

B. Commercial

- Provide for diverse retail commercial opportunities in an integrated design concept with adjacent opportunity area for future expansion.
- Promote a variety of retail, service, and specialty commercial uses within the Town Center with a general retailer(s) as the major tenant(s) and apparel, home furnishings and appliances, and specialty shops emphasized as part of the retail outlets.
- Ensure shopper traffic patterns do not conflict with civic uses and residential areas.
- Ensure commercial development architectural treatments and site planning features are coordinated with adjacent civic uses and residential areas.
- Maximize orientation to and enhancement of the river system as much as possible.
- Promote integration of office professional uses with other commercial and civic uses.

C. Parks/Open Space

- Provide open space buffers where appropriate to maintain the integrity and character of the natural river system.
- Allocate both passive and active parkland and recreation areas.
- Provide for active recreation areas that offer a wide variety of activities including community river park and recreation center areas associated with other recreational facilities.
- Provide for trail linkages (bike, pedestrian and equestrian) to residential areas in the Town Center and regional and citywide trail systems.
- Coordinate park development with the County under the San Diego River project.
- Investigate the feasibility of off channel lakes or canals for park/open space areas.
- Integrate, where feasible, park/open space uses into commercial and civic center uses.

D. Natural Resources

- Respect and enhance the natural features of the river system through sensitive site planning, structure orientation and maintenance of open space.
- Ensure, where possible, flood control improvements, utilize natural design features (greenbelt/swales, retention ponds, low-flow channel, etc...) instead of concrete channelization.
- Ensure all development is sited and designed to avoid potential damage from flooding.
- Conduct site specific geotechnical studies consistent with the Seismic Safety Element requirements to ensure that specific design and construction measures adequately mitigate potential liquefaction hazards.
- Consider and be sensitive to areas of identified significant habitats or floral and faunal species during the design process and undertake additional field studies as necessary.
- Maximize energy efficiency through structure orientation, site planning, architecture and landscaping.
- Promote the use of reclaimed water as an integral part of the Town Center.
- Investigate the feasibility of a "live stream concept" in coordination with the San Diego Region Water Reclamation Agency.



town center water orientation

E. Circulation/Transportation

- Provide for both vehicular and non-vehicular movement.
- Establish adequate pedestrian, bicycle and equestrian links to city and regional trail systems.
- Provide adequate emergency access to the civic center uses.
- Ensure access points are well defined, located on major streets and utilize adequate traffic control features.
- Provide for alternative access to Carlton Hills Boulevard and Mast Boulevard.
- Determine the need for off-site traffic improvements required as a result of development in the Town Center.
- Require appropriate phasing of on-site and off-site traffic improvements corresponding to on-site development.
- Design the internal circulation pattern to minimize off-site traffic impacts on existing streets.
- Provide for mass transit service to the civic center uses, community shopping center and higher density residential areas.
- Ensure parking areas and structures are strategically located to serve all areas within the Town Center and that they do not act as prominent visual features.
- Ensure adequate off-street parking is provided for commercial uses and civic center uses.

F. Public Facilities/Utilities

- Locate a civic center as part of the intensely developed portion of the site to provide a public focal point for the City.
- Include adequate acreage for municipal offices, police facilities, fire facilities and library facilities as uses in the civic center.
- Ensure adequate emergency access is provided to the civic center.
- Ensure architectural treatments and site planning features of the civic center are coordinated with adjacent commercial and residential uses, and maximize orientation and enhancement of the river system as much as possible.
- Consider the needs of the existing Las Colinas Facility and the Edgemoor Geriatric Hospital.
- Continue the existing Santee Fire Protection District use until such time as it may be appropriate to include it in the civic center development.
- Ensure that all essential utilities are available to provide adequate service to anticipated development in the Town Center. Identify the required on-site and off-site improvements necessary for development and establish a program that demonstrates that development will be phased in concert with the availability of all essential utilities and services. Ensure that the

development of the area will occur as a developer provides for the cost of on-site facilities as well as off-site facilities or facility improvements necessary either to 1) serve a project within the Town Center or 2) mitigate adverse impacts to off-site public facilities. The contribution to off-site facilities is expected to be reasonable in terms of balancing both the objectives of 1) planned development of the area and 2) maintaining adequate service levels and public financing capability for the City as a whole.

6.2.2 SPA - (Fanita Ranch)

The SPA (Fanita Ranch), a 2,370 acre site, holds potential for development of a variety of land uses developed as a specific plan with support neighborhood commercial sites, parkland and recreational facilities and open space uses that are sensitive to the intrinsic qualities of the site.

A. Residential

- Ensure that the total number of dwelling units does not exceed 8,100.
- Provide a mix of housing densities and product types.
- Create identifiable neighborhoods within the planning area.
- Phase residential development to meet community-wide needs and market demands.
- Site and design housing product types to respond to the natural topography by minimizing grading requirements, maximizing off-site views and maintaining on-site views.

B. Commercial

- Ensure commercial uses are provided that serve the day-to-day needs of the immediate neighborhood.
- Allocate sufficient neighborhood commercial centers to provide a high level of service for residents (3 acres per 5-10,000 population).
- Locate neighborhood commercial centers, which utilize common access and parking, along major roadways and in close proximity to the higher density product types.



commercial development

- Avoid free standing "strip" commercial outlets.
- Ensure appropriate office professional and research and development uses are considered to provide employment and activity centers.

C. Park/Open Space

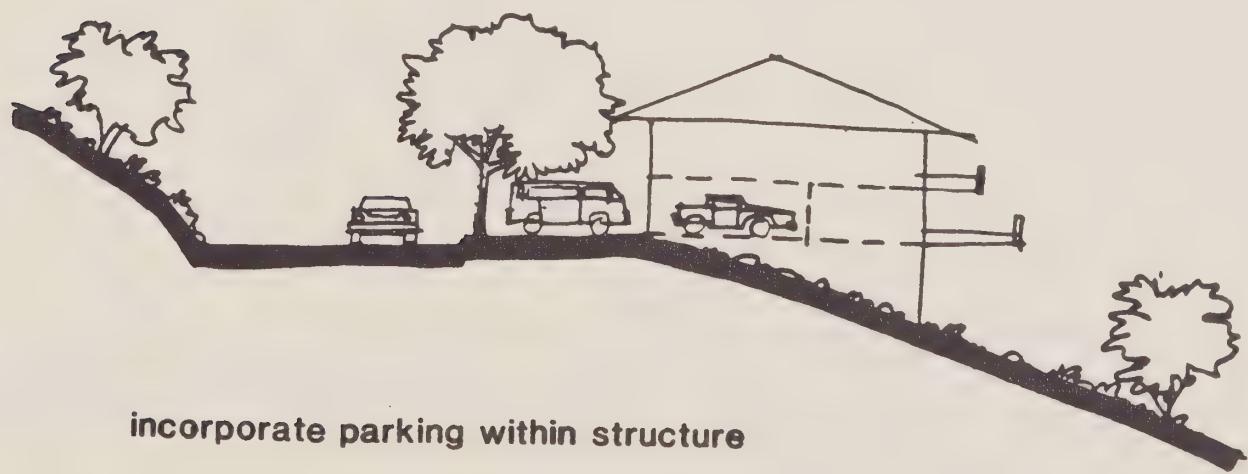
- Provide for an adequate amount of parkland acreage to meet local parkland needs of the anticipated population (standard - 10 acres per 1,000 population which includes parks, trails, school playgrounds and other public recreational facilities).
- Provide for an adequate range of park and recreational facilities which include both passive and active uses.
- Ensure that park and recreation facilities are developed in accordance with residential phasing plans.
- Provide private recreational facilities within developments of higher density housing product types.
- Provide a community trail network that links neighborhoods and provides recreation and open space.
- Provide trail links with regional trails and the rest of the City.
- Provide open space areas that preserve land in its natural state.
- Provide contiguous open space areas to maintain an open, rural character.
- Encourage private recreational uses which exhibit large amounts of open space.

D. Natural Resources

- Design residential and commercial uses to be strategically located to avoid areas of identified natural hazards (landslides, slope instability, etc...).
- Preserve and enhance the natural drainage patterns of the site as much as possible.
- Stabilize landslide areas prior to development.
- Employ contour grading techniques where top and toe of slopes shall receive a smooth transition.
- Ensure that where the natural topography is altered, reshape with natural contours that mimics the natural landform.
- Minimize, as much as possible, grading and construction impacts on prominent ridgelines, and mitigate visual impacts from surrounding areas.
- Maximize energy efficiency through structure orientation, site planning, architecture and landscaping.
- Consider and be sensitive to areas of identified significant wildlife habitat or high interest floral and faunal species during the design process and undertake additional field studies as necessary.
- Conduct site specific geo-technical studies consistent with Seismic Safety Element requirements to ensure adequate mitigation of landslides and debris flow hazards.

E. Circulation/Transportation

- Ensure the overall circulation pattern provides for movement in a safe and efficient manner that avoids excessively long single access routes and provides alternative access routes.
- Implement road improvements to correspond with phasing of development.
- Ensure the internal circulation pattern is strategically linked with the existing and planned street system of the City.
- Discourage through traffic in residential areas through street design and traffic control devices.
- Provide for pedestrians and bicycles use in both on-road and off-road systems that link with the bikeway and trail system of the City.
- Submit streetscape standards and designs as part of the Specific Plan that shall be implemented under a phasing program coordinated with residential construction.



F. Public Facilities/Utilities

- Provide documentation as to the adequacy and availability for all essential utilities and public facilities including water, sewer, solid waste disposal, storm drains, gas and electric service, schools, police protection and medical services.
- Prepare a phasing/financing program prior to approval of identified development phases that identifies specific construction, land dedication, or contribution for public facilities necessary before identified development phases of the plan may be approved. The public facilities phasing/financing program shall identify the land owner's responsibility for the con-

struction, financing and dedication of both on-site facilities and off-site facilities necessary for development. The intent of the program is to assure that the development of the S.P.A. will be phased in concert with the availability of necessary public facilities and in a manner that will not have adverse impacts on the capacity of on or off-site public facilities. The program must demonstrate that the development of the area will occur as the developer provides for the cost of on-site facilities as well as off-site facilities or facility improvements necessary either to 1) serve the project or 2) mitigate adverse impacts to off-site public facilities. The contribution to off-site facilities is expected to be reasonable in terms of balancing both the objectives of 1) planned growth of the area and 2) maintaining adequate service levels and public financing capability for the City as a whole.

6.3 Resource Protection, Public Safety and Community Design Overlays

As part of the General Plan process, mapped information has been developed which will be used as overlays to the Land Use Plan. The purpose of the overlays is to ensure that natural and man-made features, hazards and conditions found within Santee are adequately incorporated into the land use planning process. Overlays can restrict or condition land uses proposed by the Land Use Plan in certain areas as defined on the overlay maps. They shall be used by the City in conjunction with the Land Use Plan to determine consistency with the General Plan for all development proposals.

The following maps, identified by Element, shall constitute those maps considered part of the mapped overlay system that place geographically defined restrictions or conditions on the Land Use Plan.

1. SEISMIC SAFETY ELEMENT - Seismic Hazards and Study Areas map. This overlay defines the areas where seismic-related hazards are located in the City. Based on that analysis, the map also identifies and defines the specific on-site studies required for consideration of approval for any development proposal.
2. CONSERVATION ELEMENT - Archaeology map and Biology map. These overlays define the cultural and biotic resources of significance in the City. In concert with the objectives and policies contained in the Element, the maps establish levels of consideration necessary for protection and preservation of these resources during the development review process.

3. PUBLIC SAFETY ELEMENT - Public Safety map and Gillespie Field Hazards map. The Public Safety map overlay defines the 100-year floodplain boundary which is regulated by certain performance criteria for development established by the flood hazard policies of the Element. The Gillespie Field Hazards map locates areas of combined aircraft crash and noise hazards. Policies and implementation measures contained in the Element establish requirements for development review procedures in these hazards areas.
4. COMMUNITY DESIGN ELEMENT - Design Sensitive Areas map. This overlay categorizes design sensitive areas within the City and locates them geographically. Design guidelines which address the character and form of development are established as Policies and implementation measures for each type of design sensitive area.

In summary, the overlay system in conjunction with the Land Use Plan establishes the framework for achieving land use goals and objectives in the City. This process also provides the City with an information base to assist in;

1. Evaluating development proposals on a site specific basis, and
2. Determining appropriate zoning categories to implement the General Plan.

6.4 Relationship to Other General Plan Elements

As one of the nine State mandated General Plan Elements, the Land Use Element designates on the Land Use Plan the proposed pattern and intensity of land uses in the City. The Land Use Plan is a summation and composite of the Goals and Objectives of all the Elements in the General Plan. In differing degrees, all of the other Elements contain policies, implementation measures and mapped information which relates to the Land Use Plan in terms of establishing development procedures and modifying land use forms, layouts and intensities based on distinct physical features in the City. Therefore, each Element of the General Plan must be referred to for a complete understanding of the purposes, intentions and development requirements embodied in the Land Use Plan.

6.4.1 Community Development (Circulation Element, Housing Element, Recreation Element)

The Circulation Element and the Land Use Element are strategically related in two basic ways. First, the determination of land uses has had a direct effect on the level of service required along the various segments of the circulation system. Thus, the street and travel patterns enable activities associated with land uses to be undertaken. In contrast, the potential impacts which the circulation system brings (accessibility, noise, traffic safety concerns, etc.) affect the type and location of potential land uses. Single family residential land uses are generally located along collection and local streets. Multiple family

designations have been located along major trafficways to provide a desirable level of service with increased traffic volumes. Commercial development has also been strategically located along major travel routes to ensure adequate roadway capacities. Industrial uses located along major transportation routes provides needed access and eliminates potential traffic conflicts in single family residential areas.

The Housing Element has been implemented on the Land Use Plan by accommodating a variety of residential densities that were located through an analysis of physical parameters (adjacent land uses, access, natural features). The distribution and intensities of residential uses have also addressed the socio-economic program mandates of the Housing Element.

The Recreation Element establishes various standards and criteria for the passive and active recreational facilities necessary to adequately service the population anticipated with implementation of the Land Use Plan.

6.4.2 Resource Management (Conservation Element, Open Space Element)

These Elements have identified distinct areas within the City that support significant natural resources. They establish policies and implementation measures for controlling the impacts of development on the natural environment within these identified areas. These elements have also defined areas to be maintained in their natural state for resource preservation and open space purposes.

6.4.3 Public Health and Safety (Noise Element, Seismic Safety Element, Public Safety Element)

These elements together have assessed natural and man-induced hazards and established appropriate policies and implementation measures that restrict the intensity and pattern of development in certain areas of the City.

6.4.4 Community Design (Scenic Highways Element, Community Design Element)

These elements provide development controls in the form of design guidelines for streetscapes and areas of significant visual quality or sensitivity. The policies and implementation measures were determined after identification of design resources and establishment of community design goals and objectives.

6.5 Implementation Procedures

6.5.1 Zoning Ordinance

Zoning regulations are the primary means for translating the General Plan into parcel specific allowable uses and development

standards. Zoning maps and regulatory provision must be consistent with the land uses, objectives, policies and implementation measures of the General Plan.

6.5.2 Subdivision Regulations

Consistent with provision of the State Subdivision Map Act the City of Santee Subdivision Regulations provide standards for design and improvement of subdivided land within the City. Measures "as may be necessary or convenient to insure conformity to or implementation of the General Plan" can be included under subdivision regulations. The City should review and update it's subdivision regulations as necessary to achieve such ends especially with respect to public improvements, natural hazards avoidance and design criteria.

6.5.3 Redevelopment

The City of Santee City Council has been established as the Redevelopment Agency pursuant to California Community Redevelopment Law (Health and Safety Code, Division 24, Part 1.). It has adopted (July 19, 1982) a Redevelopment Plan which establishes procedures for administrative, acquisition, improvement and funding activities within a defined redevelopment area. The purpose of the plan is to revitalize blighted areas and to improve development potential of areas within the City consistent with the General Plan. The principal financing mechanism for redevelopment is tax increment financing.

The City should review the existing Redevelopment Plan and update the regulations, procedures and make boundary revisions as needed to assist in the implementation of the General Plan.

6.5.4 Capital Improvement Programs

The City of Santee has a 5-year Capital Improvement Program which lists the recommendations for study or construction of public works projects on an annual basis. The government Code Section 56402 requires Planning Commission review on a yearly basis for conformity to the General Plan.

6.5.5 Environmental Impact Reports/Procedures

The California Environmental Quality Act (CEQA) requires preparation of an Environmental Impact Report (EIR) for projects which may have significant impacts. Section 15080(c) of the EIR Guidelines requires that the initial study of a project consider whether it is compatible with the General Plan. Additionally, an EIR must discuss any inconsistencies between the proposed project and the General Plan.

6.5.6 Construction and Building Codes

Construction and Building codes set forth minimum standards and specifications for structural soundness, safety, occupancy factors and conditions of both new and existing developments. Codes such as the following are used by the City and other municipal agencies, such as the Santee Fire Protection District, to implement the General Plan's goals, policies and objectives:

- Uniform Building Code
- Uniform Mechanical Code
- Uniform Plumbing Code
- Uniform Electrical Code
- Uniform Fire Code

6.5.7 Development Review Procedure

The Development Review process is presently used by the City to review development proposals for commercial, industrial and residential developments. It allows the City to review proposals in terms of land use compatibility and structure and site design features. The objectives, policies and guidelines established by the General Plan provide the framework for review. All development proposals must be found to be consistent with the General Plan as part of the provisions of the Development Review process.

6.5.8 Specific Plans

The Government Code Section 65450 allows the local jurisdiction to prepare specific plans "based on the general plan and drafts of such regulations, programs, and legislation as may in its judgment be required for the systematic execution of the general plan". The process is particularly applicable to larger undeveloped areas, areas under transition and areas designated for redevelopment which exhibit complex natural systems and man made features.

The General Plan designates the Fanta Ranch as a Specific Plan area. Other areas should be considered for appropriate specific plan zoning to implement the General Plan.

6.5.9 Prezoning

The City may, if it chooses, prezone unincorporated property adjoining the City within its adopted Sphere of Influence. Prezoning, though it has no regulatory effect until the property is annexed, is subject to the same requirements applicable to

zoning in the City, including the requirement for consistency with the General Plan.

6.5.10 Review and Update

The General Plan is dynamic in that it is based on currently available information, and existing community goals, objectives and needs, which are constantly changing.

Government Code Section 65400(b) requires the Planning Commission to report annually to the City Council (in the case of Santee) "on the status of the (general) plan and progress in its implementation". Government Code Section 65588 requires that the Housing Element must be reviewed and updated at least every five years commencing in 1984.

Generally, amendments to the General Plan are limited to four times in one year, with specific exceptions provided for by Government Code Sections 65361, 65302.3 and 56032(d).

6.5.11 Funding

- a. Local Funding - Taxes, exactions, fees, assessments and bonds are five major sources for local funds. Taxes include property, use, occupancy, business license, etc... and are used to fund general purposes. Exactions relate to the dedication of land, improvements or in-lieu payments imposed on new development as part of subdivision requirements. Fees are levied to finance a particular facility, improvements, or services which confer "direct and identifiable" benefit to those paying fees. Special assessments are used to fund specific improvement projects, (flood control, street and sidewalk improvements, etc...) and are also borne by those benefiting. Bonds have been used to raise capital needed for major public improvements (sewage treatment plants, public buildings, etc...).
- b. State Funding - There are a variety of grant and loan programs available to local governments which fall under the following broad headings; housing, energy, parks/open space/and recreation, solid waste management and historic preservation.
- c. Federal Funding - The Federal Government also provides a wide variety of funding programs. The most utilized has been Community Development Block Grant Program funds which are used for housing, public facilities improvements, urban renewal. The Department of Housing and Urban Development (HUD) and the Economic Development Administration have other grant and loan programs available for specific purposes.

6.5.12 Population Projections

Implementation of the General Plan forms the basis for anticipated population growth in the City. Based on examination of the land use allocations on the Land Use Plan and SANDAG Series VI Population Projections, the following population estimates are provided for overall planning purposes.

Table 2.
Population Growth Estimates

	YEAR			
	1982	1990	1995	2000
Population	45,000*	58,000	66,900	71,600

*Estimate based on City review of: land use, housing element data, fire district dwelling unit counts and 1980 census data.

6.5.13 Land Use Plan - Statistical Summary

The following table (Land Use Plan - Statistical Summary, Table 3.) shows the land use distribution and potential population established by the Land Use Plan, (Figure 7). Dwelling unit and population estimates represent the statistical minimum and maximum. The actual number of dwelling units constructed and associated population amounts would realistically fall near the middle of the range presented due to existence of natural constraints including; soil and geologic conditions, floodplain and slope gradients. Access, availability of services and desired product types would also influence the ultimate number of dwelling units constructed and population.

Taking these factors into consideration it is estimated that between 81,612 and 91,612 persons will ultimately reside in the City based on the proposed Land Use Plan land use allocations. These population estimates correlate with the Housing Element projections based on availability of vacant land designated in residential uses (see Housing Element, Table 15).

TABLE 3.
LAND USE PLAN - STATISTICAL SUMMARY

Land Use Designation	Acreage	% of City	Potential	Number
			Dwelling Low	Dwelling High
1 HILLSIDE LIMITED (0-1 du/gross acre)	1,020	9.6	126	1,020
2 LOW DENSITY RESIDENTIAL (1-2 du/gross acre)	761	7.2	761	1,522
7 LOW-MEDIUM DENSITY RESIDENTIAL (2-7 du/gross acre)	3,225	30.5	6,450	22,575
14 MEDIUM DENSITY RESIDENTIAL (7-14 du/gross acre)	336	3.1	2,352	4,704
22 MEDIUM-HIGH DENSITY RESIDENTIAL (14-22 du/gross acre)	171	1.6	2,394	3,762
TC TOWN CENTER	730	6.9	*	*
OP OFFICE PROFESSIONAL	32	0.3		
NC NEIGHBORHOOD COMMERCIAL	80	0.8		
GC GENERAL COMMERCIAL	169	1.5		
L-IND LIGHT INDUSTRIAL	371	3.5		
G-IND GENERAL INDUSTRIAL	148	1.4		
SPA SPECIFIC PLAN AREA	2,332	22.1	8,100**	8,100**
PARK/ PARK/OPEN SPACE	530	5.0		
OS				
RR RESORT RECREATION	77	0.7	*	*
PUB PUBLIC	618	5.8		
TOTAL	10,550	100.0%	20,183	41,683
POPULATION***			56,512	116,712

* These land use designations are contemplated as mixed use developments and may include residential and commercial acreage under certain conditions.

** This land use designation allows a maximum of 8,100 dwelling units within SPA (Fanita Ranch). A lesser number of dwelling units may ultimately be constructed.

*** Total population based on 2.8 persons per dwelling unit.

Note: The 100-year floodplain (1983 calculations) covers approximately 810 acres within the City as illustrated on the Land Use Plan.

CITY OF SANTEE GENERAL PLAN



0 1600 3200 feet

FIGURE 7

LAND USE PLAN

- HL** hillside/limited residential
(0-1 dwelling units per gross acre)
 - R-1** low density residential
(1-2 dwelling units per gross acre)
 - R-2** low-medium density residential
(2-7 dwelling units per gross acre)
 - R-7** medium density residential
(7-14 dwelling units per gross acre)
 - R-14** medium-high density residential
(14-22 dwelling units per gross acre)
 - TC** town center
 - OP** office/professional
 - NC** neighborhood commercial
 - GC** general commercial
 - IL** light industrial
 - IG** general industrial
 - SPA** specific plan area
 - P/OS** parks/open space
 - RR** resort recreation
 - PUB** public
 -  regional shopping overlay

HOUSING ELEMENT

1.0 INTRODUCTION

1.1 Summary

Formulation of housing goals, objectives and policies in the City of Santee as well as choosing among alternative action programs to carry out those goals and policies first requires some understanding of local housing stock conditions and household needs. Measures of housing stock conditions and housing-related needs of Santee's households have been compiled from available 1980 Census tabulations, local field surveys, and from several public agencies and private sources within San Diego County.

This summary presents an overview of various types of needs analyses and the key sets of constraints which limit both municipal and private sector abilities to address housing-related needs. Finally, the needs assessment information and general constraints have been synthesized and integrated into the specification of a series of housing programs for the community.

Section 65583(c) of California housing planning law specifies five topical categories which must be contained within the program description of a housing element. Each of those program categories will be considered in the following sequence:

- . Conservation of existing Affordable Housing Stock
- . Provision of Adequate Housing Sites
- . Assist in Meeting Needs of All Income Levels
- . Address and Remove Governmental Constraints
- . Promote Equal Housing Opportunity

1.1.1 Conservation of Existing Affordable Housing Stock

The overwhelming majority of existing affordable housing in Santee consists of mobile home units, some single-family and condominium resale units, and much of the rental housing stock, especially the City's two assisted housing developments. Approximately one-sixth of all dwelling units in the City are mobile homes. Recent mobile home sales prices averaged less than \$30,000 per unit and more than one-half of the mobile home park spaces rent for \$200-\$250 per month. As a rule the mobile homes and their respective mobile home parks are well maintained.

Housing resales (single-family and condominiums) generally are in the \$75,000+ category. Some newer rental housing in the City also constitutes part of the affordable housing supply. Two rental developments, containing 318 housing units, are assisted projects in that households are aided financially so that monthly rents are kept within an affordable level.

A field survey of housing conditions in the southern portion of Santee was conducted in conjunction with the preparation of this Housing Element. Of the 2,512 units surveyed, an estimated 90% were structurally sound. Some 197 units currently are in a deteriorating condition and an additional 62 units are so dilapidated as to make rehabilitation extremely difficult if not infeasible. Housing located in the survey area, which coincides with the Neighborhood Revitalization Area was also inventoried in terms of the incidence of rehabilitation needs. Roughly 650 of the surveyed dwellings are in need of some minor rehabilitation, such as exterior painting or replacement of missing windows. Major rehabilitation needs, such as new roofing were found at 167 units; yet, only 38 units were in such poor condition that they may need to be replaced. Neglect of general property maintenance in some portions of the surveyed area is severe as evidenced by the pervasive level of vehicle abandonment. This type of neglect is often symptomatic of incipient neglect to the housing itself. Since much of the housing stock situated in the area surveyed was built at a time of much lower housing costs and has filtered down to lower- and moderate-income occupants, it represents an important component of Santee's existing affordable housing stock.

Major constraints upon the maintenance of housing quality and preservation of units at affordable levels are both economic and programmatic. High costs of repairs and the limited availability of funding or high interest rates on rehabilitation loans often inhibit extensive rehabilitation of older affordable units. Moreover, homes needing repairs or major renovation frequently are occupied by renters who have few powers to repair units on their own even if they so desired. Since owners typically base rehabilitation investment decisions, in large part, on the ability of added costs to be recovered by potential increments in rent, a major rehabilitation effort may in fact push a particular dwelling unit beyond the "affordability range" of the present tenant or out of the reach of other lower- and moderate-income households. In summary then, programs must not only offer economical means to improve housing conditions but must include provisions to assume the units' continued affordability.

It is the goal of the City of Santee to work toward the achievement of a housing stock free of the adverse impacts of substandard housing conditions and inferior exterior maintenance. Specifically, the City's objective, with respect to the conservation of the existing affordable housing stock, is to exert the maximum effort possible to achieve that goal within the confines of available personnel and financial resources.

Santee will continue to utilize available regulatory tools and financial assistance programs and to employ additional mechanisms, as appropriate, to further the conservation and improvement of the City's housing stock condition. Regulatory tools include enforcement of the Uniform Building Code, weed abatement procedures, land use regulations, and health

department services. The City of Santee further intends to make available to its citizens appropriate State and/or Federal funding programs to foster residential rehabilitation.

1.1.2 Provision of Adequate Housing Sites for Housing Production

The need for sites to accommodate future housing production in Santee is primarily a function of the amount of employment-induced growth in demand expected and the pace of anticipated population suburbanization in San Diego County. Secondary factors which affect the size of the need for adequate sites include replacement of some deteriorated units and the need for additional vacancies to facilitate local mobility opportunities. The amount of additional new housing needed in Santee during the coming five years, based upon regional growth forecasts and local market conditions, is 3,128 total units. Assuming that a production of this quantity would be distributed across the full range of residential densities permissible, these 3,128 units would consume 500-550 total acres of vacant residentially designated land. This is only about 12% of the City's potentially developable residential land.

The most significant constraints upon the likelihood of meeting the forecasted production need may be physical limitations and financial restraints rather than governmental constraints. The City has a sufficient amount of vacant developable land to meet anticipated production needs. In addition, this land is designated for a wide range of residential density categories to promote new construction of a variety of housing product types at prices and rents which would attract a broad economic spectrum of prospective households. With the exception of the local public schools, the attendant public services are adequate to accommodate future residential construction and population increases without severely straining existing service levels. Local soil and slope conditions may inhibit production capabilities in selected areas of Santee. Continued high interest rates may well be the single most severe obstacle to local housing production (and affordability) over the near term. The implications of high financing costs are examined at length in the body of the Housing Element and in abbreviated fashion in the following section of this summary.

Santee has in the past, and will continue in the future to strive to achieve new housing production in sufficient quantity and variety to meet the needs of persons living and working in the City and to address the City's share of regional housing needs. It is the policy of the City of Santee to expedite processing of proposed residential developments which comply with local standards and regulations. To implement this policy and associated objectives, Santee uses a variety of planning guidelines (such as those contained in the Land Use Element), regulatory tools, and will continue to participate in special studies, as in the case of the Military Housing Task Force. In addition, the City intends to cooperate with San Diego County in

the preparation of a plan for the County-owned Edgemoor property and with the property owner of the Fanita Ranch.

1.1.3 Assist in Meeting the Needs of All Income Levels

Perhaps the most widespread and recurrent form of housing need today in California's cities arises from a lack of conformity between what households are able and willing to pay for housing and the distribution of local housing prices and rents. Virtually all housing cost assistance efforts are targeted for "lower income households," that is, those whose annual incomes are equal to or less than 80% of the respective county median income. In dollar terms, lower-income households residing in San Diego County are those with incomes of \$15,459 or less.

Three subgroups dominate the current Santee households who may need some level of housing cost assistance. The number of households in each of the respective subgroups is as follows:

- . 1,026 lower-income renter households
- . 399 lower-income owner households
- . 121 moderate-income renter households

In total, then, roughly 1,546 households who now must allocate more than 25% of their income for shelter are prime candidates for cost assistance efforts. These account for just over 10% of all Santee households. The latter subgroup, moderate-income renters who are now "overpaying" for housing, represent a latent demand for homeownership within the City. Financial assistance needs, therefore, are primarily those related to the number of permanent renter households who are overpaying for housing and the unfulfilled homeownership aspirations of moderate-income households who could, if given the opportunity, shift out of renter tenure into homeownership.

In accordance with California's housing planning law, the number of Santee households with special needs was estimated. These special needs households typically possess distinctive physical attributes, income circumstances, or space requirements which set them apart from the general household population. Some, though not all, also are numbered among the lower-income households who are likely to be overpaying. The number of special needs households are listed below:

Type	Number and Percent of City Total
. Handicapped	1,700-1,900 persons (4.1% of City)
. Elderly persons age 60+	4,581 persons (11.0%)
. Farmworkers	16 persons (-)
. Elderly headed households	1,174 households (8.6%)
. Military-headed households	788 households (7.6%)
. Female heads of household	2,733 households (19.9%)
. Large families	1,949 households (14.2%)

Projected future household growth and housing development will, in all probability, add to the number of lower- and moderate-income households in Santee. Assuming that the income distribution of such households will match the regional income distribution, growth inducements would bring an additional 596 lower-income households into the City over the coming five years. Because of a general inability of housing developers to produce a significant quantity of new housing affordable to lower-income groups, virtually all of the above households will have cost assistance needs in the currently existing housing stock.

Chief constraints affecting local efforts to address the housing cost needs of all income segments of the local population are insufficient state and federal funding levels for assisted housing programs (such as Section 8 allocations) and the scarcity of below market interest rate financing for developers of rental units as well as sales housing. For example, the implications of variations in financing costs are vividly illustrated by the case of debt service payments required on a \$75,000 mortgage. With a 16% interest rate on such a mortgage, the monthly payment would be \$351 higher than the monthly payment on the same size loan at 10% interest. This difference probably exceeds the total amount paid for housing by Santee owners who purchased their dwellings as recently as six to eight years ago.

The City will continue to assist in the development and maintenance of continued availability of affordable housing to the maximum extent feasible. Santee currently assists renters by making available Section 8 assistance and by allowing density incentives for the construction of housing for senior citizens. Moderate income owners similarly are being aided by the City through the recent completion of units assisted in part by the Section 235 program. The City of Santee further intends to finance a shared housing program and to establish a low- and moderate-income housing fund under its redevelopment program to facilitate the production of new affordable housing. The City also plans to consider the prospects for issuing tax exempt revenue bonds, as soon as financial markets will permit, to assist first-time homebuyers with their housing purchase.

1.1.3 Address and Remove Governmental Constraints

While local governmental policies, regulatory devices, and incentives or disincentives can adversely affect the operation of housing market mechanisms, governmental constraints are not a critical problem in Santee. The City, in fact, has several program actions in place which promote housing improvement, maintenance and development. Expansion of current efforts will be undertaken following the completion of the Comprehensive General Plan Program.

In the future the City intends to take three major steps to augment its efforts in the maintenance and improvement of

existing housing stock conditions. These are consideration of the Uniform Housing Code for possible adoption; set in place incentives to protect rental housing (e.g., zoning incentives and reuse regulations for mobile home parks); and expand, where feasible, participation in state and federally funded rehabilitation assistance programs.

In terms of assuring adequate sites for housing development, the City of Santee currently undertakes site-specific and area-specific studies on large parcels which possess a residential development potential. In the future, the City intends to prepare suitability criteria for lower- and moderate-income housing and will undertake a revision of the present zoning code. Santee is now operating under the basic structure of the County of San Diego Zoning Ordinance. Revision of that code is appropriate to make sure that regulatory tools more accurately reflect the needs, desires, and capabilities of Santee and thereby remove or substantially reduce the impacts of regulatory governmental constraints.

The City is currently establishing mechanisms to facilitate private-sector project reviews and processing. The City further intends to extend these procedures to facilitate the production of affordable housing. Although housing development fees do have an impact on the cost of housing, those imposed by the City of Santee itself are far less than those charged by special districts operating in the community.

Santee presently provides only limited equal housing opportunity services. However, the City has allocated one year of funding from the Community Development Block Grant Program to support the Heartland Human Relations Association which will provide equal housing opportunity services to area residents.

1.2 Purpose

Even if there were no statutory requirements for the adoption of a General Plan, several compelling reasons would still remain to encourage Santee and similar communities to expand the effort to complete a local housing element. First, a large number of housing and household indicators are compiled as part of the analytical phases of the element's preparation. These indicators not only provide an all important baseline City profile but also facilitate comparisons of two or more measures, such as the profiles of renter incomes and distribution of apartment rents. Secondly, quantitative evidence in this first housing element of the City may be readily updated from field surveys and secondary data sources permitting the monitoring of housing-related trends. This ease of updating potentially will reduce the time and cost required to prepare subsequent revisions of the housing element (required in 1984 and 1989). In addition, the adoption of this housing element provides the City with the opportunity to state its general housing goals and policies very early in the process of guiding the City's development. Collectively, the goals, objectives, and policies

set forth in this document express the "housing plan" of Santee. It is extremely important to regard that plan, however, as a general framework of concerns and strategy guidelines rather than as a rigidly bounding set of rules. As the City of Santee matures, local population, housing market, and other related conditions will undoubtedly change in one degree or another. Hence, the housing goals and objectives should be considered as a set of general principles which must allow for flexibility in program actions.

The primary body of statistical evidence in the Housing Element is contained in the Existing Conditions and Needs portion of the document (Section 2.0). Although the needs assessment discussion may appear to be somewhat lengthy, this directly reflects the extensive variety of housing unit and household "needs" concepts which must be operationally defined before the actual body of evidence and its policy or program implications can be presented. Ongoing release of small area findings from the 1980 U.S. Census of Population and Housing has made it possible to construct a profile of Santee's housing and household conditions by aggregating data from the census tracts which lie wholly or partially within the City borders. Wherever possible, efforts have been made to use the latest available information and to update the more crucial measures to reflect current 1982 conditions.

Four general housing and housing-related considerations are addressed in the Housing Element. These are:

- Housing Improvement
- Housing Assistance (e.g., affordability, special needs households, share of regional needs)
- Housing Production
- Energy Conservation Opportunities

1.3 Authorization

The required scope and detailed content of Santee's General Plan Housing Element are defined in Article 10.6 of California's housing and planning law. (This section of the Government Code is generally referred to as the Roos Bill, AB2853.) Many housing concerns are required to be analyzed in very explicit terms based on this law.

In general, a local housing element must include the following:

- An assessment of housing needs, including housing stock conditions, population and employment projections, locality's share of regional housing need, household characteristics, ability-to-pay and other related characteristics including special needs households.

- An inventory of resources and constraints, both governmental and nongovernmental, such as land supply, zoning, public services and facilities, local processing and permit procedures, housing costs and other related factors.
- Articulation of a local housing plan through a statement of the community's goals, quantified objectives and policies relative to the maintenance, improvement and development of housing.
- An implementation program, setting forth a five-year schedule of actions which the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate Federal and State financing and subsidy programs when available.

Each of the above content requirements are satisfied through the analyses and discussions contained within this document, the Santee General Plan Housing Element.

2.0 EXISTING CONDITIONS AND NEEDS

2.1 Introduction

This section of the Housing Element presents an assessment of housing needs for the Santee community. Under present law, the Santee Housing Element must contain an assessment of housing needs which includes the following:

- Analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. Such existing and projected needs shall include the locality's share of the regional housing need in accordance with Section 65584. [Section 65583 (a) (1)]. This section of the planning law authorizes each council of governments to determine the existing and projected housing need for its region. In this region of the State, the San Diego Association of Governments (SANDAG) is responsible for complying with this section of the housing element law.
- Analysis and documentation of household characteristics including level of payment compared to ability-to-pay, housing characteristics, including overcrowding, and housing stock conditions. [Section 65583 (a) (2)].
- Analysis of any special housing needs, such as those of the handicapped, elderly, large families, farm workers, and families with female heads of households. [(Section 65583 (a) (6)].

- Analysis of opportunities for energy conservation with respect to residential development. [Section 65583 (a) (7)].

These four sections of the planning law reveal that an "analysis" of Santee's housing needs encompasses "housing" characteristics (i.e., stock condition) as well as "household" characteristics (i.e., ability-to-pay, elderly, etc.). In addition to housing and household characteristics, the analysis is to include a time perspective -- that is, "existing" and "projected" housing needs. Finally, the analysis must incorporate within its scope the opportunities for energy conservation in new residential development.

The multitude of analytical requirements are organized in this document to account for the significant difference between "housing" and "household" characteristics and the existing needs, which relate primarily to Santee resident households, and projected needs, which relate primarily to future households attracted to the community because of overall population growth and job opportunities. The topics of population and employment trends are treated under the heading of projected housing needs.) With the above in mind, the needs assessment is presented under the following four subject headings:

- Housing Stock Condition
- Existing Housing Needs for All Income Levels
- Projected Housing Needs for All Income Levels
- Energy Conservation in New Development

Housing stock condition is the major "housing" characteristic which requires analysis in this report. The housing stock condition (e.g., sound, deteriorating) is analyzed in a sub-section as are the associated improvement needs (e.g., minor/major rehabilitation).

Two other sub-sections will concern "existing" and "projected" household needs. The existing household needs are explained in reference to "housing assistance needs of current residents," "special housing needs of current residents," and "share of regional housing needs" (fair-share). The discussion of projected housing needs contains information on employment and population trends and projections and "share of regional housing needs."

Energy conservation is the fourth topic under consideration in Santee's housing needs assessment. This subject is not related to the more general concepts of "housing" or "household" characteristics. Some analysis of opportunities for energy conservation in new housing development is necessary for purposes of fully complying with the intent and purpose of the housing element planning requirements.

2.2 Housing Stock Condition

2.2.1 Introduction

Although the two concepts appear to be very similar and are clearly interrelated, housing stock condition and housing improvement needs are not identical. Analysis of the housing stock condition measures the prevalence and severity of structural defects in the supply. Individual housing units may be classified as sound, deteriorating, or dilapidated based on the number and type of defects. The concept of housing improvement needs involves an estimation of the nature and scope of remedial actions necessary to correct defects in the housing condition. Typically these improvement needs are categorized according to the degree of attention needed -- for example, repainting versus major rehabilitation, or the replacement of dwellings too severely dilapidated to justify renovative action.

Sound housing units usually require little attention aside from maintenance or minor rehabilitation. Dwellings which are in a deteriorating condition conceivably could warrant minor or major rehabilitation, and a few, depending on their location, may need to be replaced. Dilapidated housing units are considered prime candidates for demolition and replacement.

2.2.2 Housing Condition Quality

During May 1982 a field survey of the condition of the housing stock was conducted in the older, southern portion of Santee. That survey covered the entire area south of Mission Gorge Road lying within the City's borders. The survey area is coextensive with the Neighborhood Revitalization Area established for the utilization of housing rehabilitation funds obtained through participation in the Community Development Block Grant Program. Boundaries of the survey area and constituent sub-areas are depicted in Figure .

Following U.S. Department of Housing and Urban Development criteria, three categories were used to assess the exterior structural condition of the housing stock. These categories were as follows:

- . Sound -- only slight defects or none at all.
- . Deteriorating -- no more than two intermediate or a single major defect but still providing safe and adequate shelter.
- . Dilapidated -- several intermediate defects or a critical defect plus extensive evidence of neglect or serious damage.

Structurally, the housing stock in southern Santee is in good condition. As of May 1982, an estimated 90% of the housing units in the study area are in sound condition. Currently, some 197 units or 7.8% of the stock surveyed is in a deteriorating condition. Dilapidated housing accounts for 62 units or just 2.5% of all units inventoried. Units in this latter category

are of such inadequate original construction or have suffered from such prolonged neglect as to be unsafe or provide inadequate shelter by contemporary standards. It merits reiteration that only the exterior of the housing units were evaluated with respect to structural condition.

Within the survey area the largest concentrations of deteriorating and dilapidated housing were along Prospect Avenue and its side streets from Cottonwood to Paseo and south of Prospect Avenue off Atlas View. These are shown as Sub-areas 2 and 6 on Figure 8. In each of these two sub-areas, more than one-quarter of all housing presently is in a deteriorating state or is dilapidated. Additional detailed information regarding the housing stock condition is contained in the Technical Appendix.

2.2.3 Housing Improvement Needs

Housing located within the survey area was also classified according to the degree of improvement needed. Rehabilitation needs normally are higher than the incidence of problems in structural condition because many older, sound dwellings require some attention to maintenance and, perhaps, even minor rehabilitation. Findings from the assessment of housing improvement needs are located in the Technical Appendix.

An estimated 26.2% (N=659) of the surveyed housing units have some minor rehabilitation needs in the form of exterior painting, porch repair, or replacement of missing windows. Major rehabilitation needs, such as new roofing, were found at 167 units or 6.7% of all the dwellings surveyed. Only 38 housing units or 1.5% of all those surveyed were considered to be in such poor condition that replacement is necessary. Like the housing units needing major rehabilitation, those which are prime candidates for removal or replacement are scattered throughout southernmost Santee.

General property maintenance within the survey area is a matter of major concern. Vehicle abandonment on residential properties is widespread, particularly off Fanita Drive, south of Prospect Avenue, and along many of the streets which branch off Prospect Avenue, just west of the preceding area. Further details concerning the geographic concentration of housing improvement needs are provided in Table 2.

2.3 Existing Housing Needs for All Income Levels

2.3.1 Introduction

This section of the needs assessment deals with the housing needs of the households who now live in Santee plus the Community's "fair-share" of current lower income households residing in the region. The housing needs of resident households are presented in two ways: first, in regard to what is termed housing assistance needs and, second, in terms of

CITY OF SANTEE GENERAL PLAN

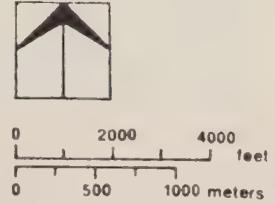
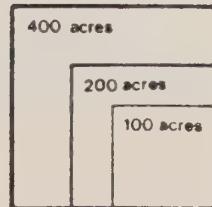
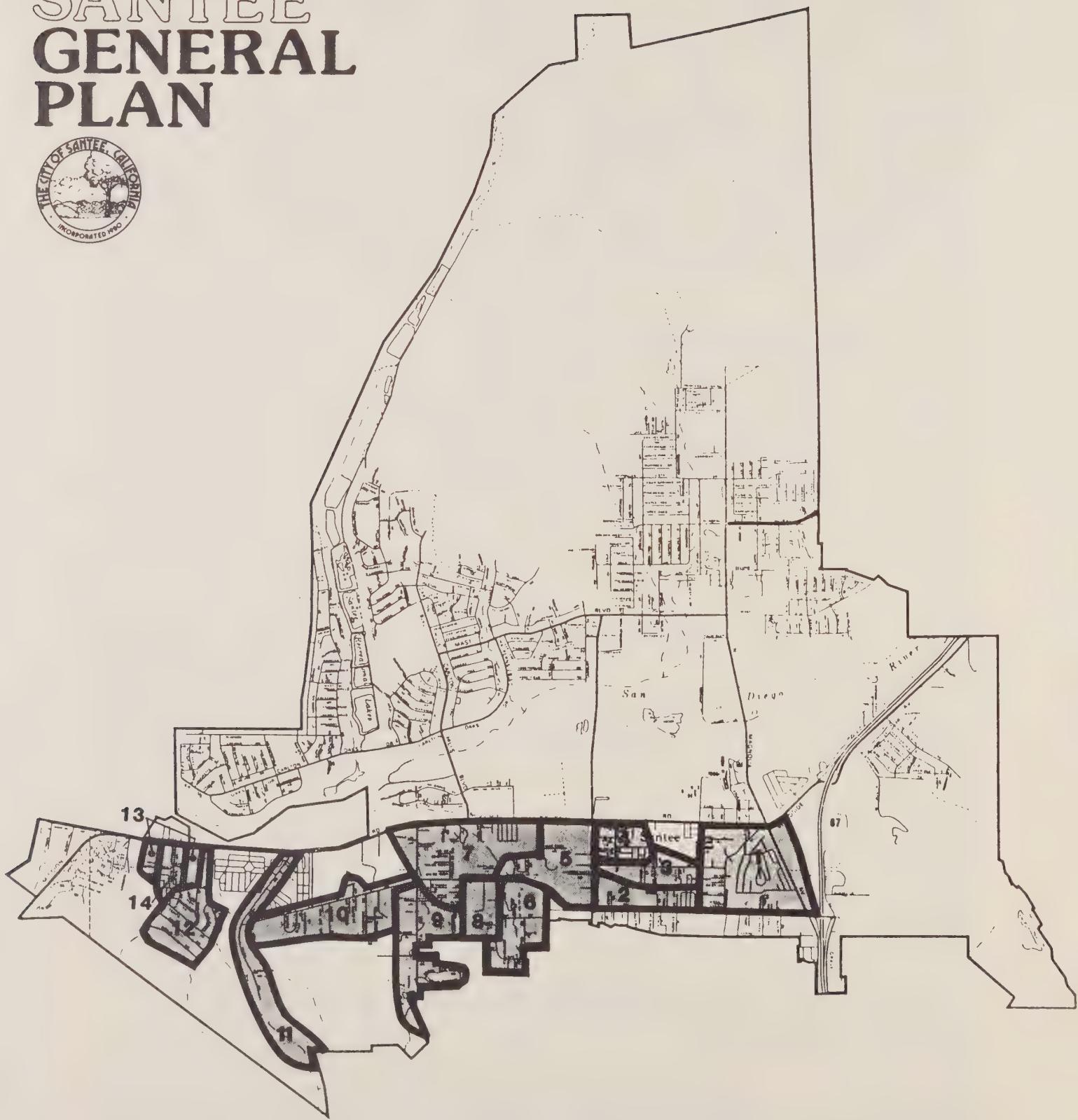


FIGURE 8

NEIGHBORHOOD REVITALIZATION AREAS

1-14 survey sub-areas

Source: City of Santee

Prepared by: Mooney-Lettieri & Associates

special housing needs. After these two topics, follows the assessment of Santee's share of regional housing needs.

2.3.2 Housing Assistance Needs

Housing assistance needs exist within a particular community to the extent that the costs of local housing opportunities are beyond levels affordable to all economic segments of that community. Under these circumstances and for selected income groups, there is a need to bridge the gap between affordable levels and actual costs. This bridge takes the form of financial assistance to meet housing needs. This need for assistance may be prevalent among resident households of the City and those who may desire or need to live in the community. For example, the later category may include some households with persons who now work in Santee but who do not live in the community. This assessment of housing needs follows the requirements of State planning law for housing elements, as follows:

...a quantification of the locality's existing and projected housing needs for all income levels. Such existing and projected housing needs shall include the locality's share of the regional housing need...[emphasis added] [Section 65583 (a) (1)]

Analysis and documentation of household characteristics, including level of payment compared to ability-to-pay ...[emphasis added] (Section 65583 (a) (2)]

Santee's housing assistance needs are estimated on the basis of the following factors:

- . Ability-to-pay for housing (which, of course, varies across income groups).
- . Income groups residing in Santee
- . Level of housing payment made by these income groups in relationship to their income.
- . Number of households whose housing payment exceeds ability-to-pay.
- . Number of moderate income renter households who may prefer to become owners.

Housing Costs in Relation to Ability-to-Pay.

In measuring ability-to-pay, the most important consideration is how much housing should cost in both absolute (\$) and relative terms (% of income) in relation to expenditures for other goods and services. These two indicators of ability-to-pay are prepared annually by the U.S. Department of Labor for several metropolitan areas. Figures are summarized in terms of annual

budgets necessary to sustain three standards of living in the San Diego County area for a family of four persons. Budgets which are prepared by the Department of Labor represent balanced expenditure patterns for all of the consumption items including food, housing, clothing transportation, medical care, and other living requirements. The three budgetary totals and respective amounts allocated for housing (as of Autumn 1981) are:

<u>Standard of Living</u>	<u>Annual Budget</u>	<u>Housing Budget</u>	<u>Housing as a Percent of Total Budget</u>
• Lower	\$15,690	\$3,040	19.4%
• Intermediate	\$24,776	\$5,415	21.9%
• Higher	\$37,722	\$8,639	22.9%

The lifestyle represented by the lower budget differs from the moderate and higher budgets primarily in specifications that the family lives in rental housing, performs more personal services for itself and uses community-provided recreational facilities. This "lower" budget, however, is not a "poverty" or borderline budget since it provides for more than just the base necessities for survival. Dollar amounts and proportionate allocations of total income for various expenditure types for a family of four persons and senior households are tabulated in the Technical Appendix.

Department of Labor budgets appear remarkable for two key reasons -- the surprisingly low absolute and relative amounts allocated for housing expenditures. For example, at the "lower" budget standards, the monthly amount allocated for housing is a mere \$253, or 19.4% of the family's total budget. The implication is that an expenditure level above this amount reduces what could otherwise be available for food, transportation, medical care, and other basic necessities. While a housing expenditure rate of 19% to 20% may be highly improbable in today's marketplace, at some point the relationship of housing costs to income does become unreasonable.

Similarly, even the housing expenditure figures suggested for a homebuying family with a "higher" standard of living are perhaps unrealistic, especially when applied to younger households who are purchasing a home under current interest conditions. Such households frequently choose or are forced to allocate considerably more than 23% of their total budget for housing. The following section, though, will confirm that in the San Diego regional housing market, renters are likely to have housing expenditure rates which exceed those listed for the foregoing groups.

Ability-to-pay measures also have been established by State legislation with reference to particular housing programs and the California Redevelopment law. For instance, Section 50052.5 of the Health and Safety Code offers the following definition:

Affordable housing cost means, with respect to lower income households, housing costs not exceeding 25 percent of gross income.

Participants in the State's homeownership assistance program must expend at least 35% of their income on total housing expenses. These expenses include principal and interest, property taxes and homeowner association fees.

Evidence on actual monthly housing expenditures as a proportion of total household income was compiled during the 1980 U.S. Census of Population and Housing. That information, unfortunately, was not available at the time this element was prepared.

The latest year for which actual housing expenditure data in San Diego County are available is 1975. Actual housing expenditure rates among owner and renter households for that year are shown in Table 4. Approximately 57% of all renter households living in San Diego County at that time were allocating one-fourth or more of their income for housing expenses. Furthermore, 36.5% of all renter households had shelter-to-income ratios of 35% or more.

In 1975 homeowners in San Diego County typically had smaller housing cost allocations than renter households. Specifically, 27.3% of owners then were spending 25% or more of their income on housing costs while only 11.3% of all owners were allocating 35% or more of their income for housing. Although the precise numerical patterns have undoubtedly changed since 1975, a variety of supplemental sources continue to note a sharp divergence between renter and owner households in terms of the relationships between housing expenditures and ability-to-pay for housing. Not only are renters more likely to allocate high proportions of their income for all housing costs than are owners, but concurrently receive substantially fewer tax advantages associated with housing than do homeowners.

Income Distribution by Tenure.

The above discussion points out the clear distinction between owners and renters with regard to the housing cost/income relationships. Tenure, or owner-renter status, is also significant as owner housing "costs" remain relatively stable over time (or even decline in terms of real dollars), while those of renters escalate. For this reason, a knowledge of tenure as well as household income is crucial for an understanding of the measurement of ability-to-pay for housing.

Tenure-specific household income distribution for the Santee area was compiled as part of the 1980 U.S. Census of Population and Housing, but these figures have not been tabulated nor released to the public by the Bureau of the Census. Small area income data are updated regularly by Urban Decision Systems, a major private clearinghouse, from information gathered as part

of the cooperative intergovernmental revenue sharing program. Application of owner-renter tenure propensities to that income distribution information and extrapolating figures forward from the 1980 census tract-level tenure data recently published, provides a close estimate of Santee's tenure-specific household income distribution for 1982.

The estimated number and percentage of owner and renter households within each of the income ranges tabulated are shown in Table 5. Currently, three out of four households residing in the City of Santee are owners (i.e., 11,066 out of 14,618). Included among these owners are the overwhelming majority of mobile home park occupants in the City. Of the remaining Santee households, 24.3%, are renters. Owner households are a greater proportion of total households in Santee than in San Diego County in general (75.7% versus 55.1%). Much of this difference can be attributed to the small number of major apartment complexes in Santee and the lower-than-average proportion of military personnel in the City's total population. This tenure profile in the City of Santee significantly affects the magnitude of housing assistance needs, as such needs are more often experienced by renters than by owners.

An estimated 22% of all Santee households have an annual income of less than \$12,000. Yet slightly more than half (52.3%) of the City's renter household incomes fall below this level. Among owner-type households, some 38% have annual incomes of \$25,000 or more. Fewer than 3% of Santee's renter households currently enjoy incomes of \$25,000 or more. Urban Decision Systems places the 1982 median household income for San Diego County at \$19,324. This means that half of all the County's households have incomes below this value and half have incomes above that figure. In the City of Santee, 50.8% of all households now have incomes above the countywide median. A comparison of the overall income distributions reveals that the general income pattern in Santee is quite similar to that of San Diego County.

These 14,618 Santee households can be grouped into five general income categories defined with reference to the median income of San Diego County. Family and household eligibility for participation in many State and Federal housing assistance programs is limited to those with "moderate, low, and very low" incomes. Using the 1982 median household income value for San Diego County, these income groups and two higher categories may be defined as follows:

- . Very Low @ 50% of median income = \$9,662 or less.
- . Low @ 51% to 80% of median income = \$9,663-\$15,459.
- . Moderate @ 81% to 120% of median income = \$15,460-\$23,188.
- . Higher @ 120% to 149% of median income = \$23,189-\$28,986.
- . Very High @ 150% or more = \$28,987 or above

The City of Santee now has an estimated 2,368 households in the "very low" income category and another 2,521 in the "low" income

group. Some 2,507 or 51.3% of households in the two "lower income" brackets are renters. Simultaneously, 2,382 owner households fall into these lower income categories. Overall, one out of three of Santee's households are within the lower income range. Renters in Santee are more than three times as likely to be in the lower income category than are owners.

Santee has approximately 4,400 additional households within the moderate income range. As indicated in Table 5, about 30% of the moderate income households are homeowners. In terms of tenure-specific distributions, roughly one-third of all owners (32.3%) and one-fourth of all renters (24.5%) fall within the moderate income range.

Table 6.
City of Santee: Estimated Tenure Distribution
by Income Category - 1982

Income Category	Owners		Renters	
	Number	Percent	Number	Percent
Very Low (\$9,662 or less)	950	8.6	1,418	39.9
Low (\$9,663-\$15,459)	1,432	12.9	1,089	30.6
Moderate (\$15,460-\$23,188)	3,659	32.3	870	24.5
Higher (\$23,189-\$28,986)	2,015	18.2	98	2.8
Very High (\$28,987+)	3,100	28.0	77	2.2
Totals	11,066	100.0	3,552	100.0

NOTE: The estimated 1982 median household income for San Diego County is \$19,324.

SOURCE: Urban Decision Systems, Inc.
 Interpolations by TDC Planning.

Initial estimates of overpaying can be approximated on the basis of tenure-specific income distributions as described in the preceding paragraphs and rates of overpaying (25%+) experienced by owner and renter households in various income categories. Overpaying rates are now available only for San Diego County (as

of 1975) and may be available for the City of Santee (as of 1980) by mid-year 1983. The most recent tenure/income-specific overpaying rates are listed below:

	<u>Owners</u>	<u>Renters</u>
. Very Low Income	37.1%	93.8%
. Low Income	31.0%	66.3%
. Moderate Income	21.2%	27.8%

These overpaying rates probably are not applicable to the City of Santee because of the reasons listed below:

- . After 1975, homeowners received economic relief via Proposition 13 and, consequently, reduced rates of overpaying.
- . Housing resales and new home prices seem fairly reasonable in light of the economic distribution of Santee households.
- . Apartment rents appear affordable to a broad spectrum of income groups.
- . Resale activity in Santee has not been extensive, indicating that owners have decided to "stay put" rather than move to another dwelling. During this time, incomes probably have increased somewhat while housing costs have remained stable. In this event, overpaying rates would have declined.
- . Nearly 20% of all owners in the City live in mobile home parks and most of the resident households are seniors. Income for many of these households is not a true measure of ability-to-pay because of retirement funds, savings, and previous assets.

For the above-noted reasons the initial overpaying rates seem extremely high for a community like Santee. The rates which were applied for estimate purposes equal one-half of those earlier listed above. Using these rates for Santee results in the following:

	<u>Owners</u>	<u>Renters</u>
. Very Low	176	665
. Low	223	361
. Moderate	378	121
	777	1,147

For several reasons, the most accurate indicator of overpaying problems is renter households. For Santee, adjustments are necessary due to the number (N=360) of currently assisted lower income households in the community. Consequently, the estimate of overpaying lower income households is 666 (that is, 665 + 361

- 360). The moderate income renter households (N-121) represent a latent demand for ownership housing rather than continued assistance in rental housing.

2.3.3 Special Needs Households

Present California law requires housing elements to include an analysis of special housing needs. In point of fact, these needs refer to special housing-related problems which often confront particular categories of households. Such special needs households include the handicapped, the elderly, large families, female-headed households and farmworker households. These are considered special needs households because of their physical attributes, income circumstances, and particular space requirements or other factors.

Cutting across each of the above household types and also affecting other households is the concern for each household member to have at least a reasonable degree of privacy. Generally speaking, privacy within a dwelling unit is analyzed by its converse, overcrowding. Estimation of the number and type of overcrowded households in Santee thus also falls under the general theme of special needs analysis.

Handicapped Households

Those households which fall within this group contain one or more members who are visually impaired, confined to a wheelchair, unable to climb stairs, suffer from mental retardation, or who are temporarily or permanently afflicted with other limitations on their mobility. In such cases barrier-removal design features are required. Moreover, some households with handicapped members also have housing cost assistance needs.

The latest available information on Santee's handicapped households must be estimated from a 1977 county-level Housing Needs Assessment report. At that time, the northern half of the East Suburban Statistical Area, of which Santee is a part, had 3,789 handicapped persons under age 60. Based on the City's share of total population in that area, Santee at that time was home to approximately 1,500 persons with some form of physical or mental handicap. Taking recent population growth into account, Santee today (1982) probably has a handicapped population on the order of 1,700-1,900 individuals (40%). The number of affected households cannot be determined from available sources.

Elderly Households

A large proportion of senior citizens live on relatively fixed incomes and experience financial difficulties in coping with rising housing costs. Particular housing costs which plague elderly householders include utilities, repair and maintenance costs, taxes, and rents. The capacity for coping with

escalating housing costs often depends on the householder's tenure -- that is, the owner or renter status of the household. With uncertain and typically very small gains in income contrasted with major advances in many types of housing costs, the senior citizen renter is at a continuing affordability disadvantage in comparison with the senior owner.

General population age data for the City of Santee may be compiled from 1980 census tract information. Findings from the 1980 U.S. Census of Population reveal that 11% of Santee's residents are age 60 years or over. Table 7 shows the number of males and females in various age groups in the City. In total, there are 1,970 males and 2,611 females in the age 60 and over range. Approximately 58% of Santee residents over age 75 are females, while 42% of residents in this age category are males.

It is common knowledge that female life expectancy is statistically longer than that among males. In Santee, in the 75+ age bracket there are only 72 males for every 100 females. In the younger cohort of 60-64 years the ratio of males to females is 81 to 100. These profiles differ somewhat from the general picture in San Diego County. For example, countywide in 1980 the ratio of males to females in the 75+ age bracket was 58 males per every 100 females. Thus, senior citizen households in Santee are more likely to be headed by a male than are senior households in San Diego County in general. Nonetheless, a sizeable proportion of elderly households faced with financial difficulties is likely to be headed by a female.

In 1980 there were 13,727 households within the Santee community. As of the 1980 census date, households headed by a person age 65 years or more accounted for 8.6% or 1,174 of all households in Santee.

Among elderly-headed households 25.4% were renters and 74.6% were owners. This is virtually identical to the tenure breakdown among households headed by persons under age 65. No information is available concerning the housing expenditure patterns of elderly householders in Santee.

Large Families

This special household segment faces problems akin to those experienced by other types of households. Because of their size, these households may have a higher-than-average incidence of overcrowding. To the extent that such concerns have their origins in economic circumstances, the fundamental issue is not household size per se, but rather it is the financial means to acquire adequate space.

Even with sufficient financial resources, the local housing supply may fall short of accommodating all large families in a reasonable manner. This is especially so for those households who need rental housing. The apartment survey conducted as part of this Housing Element preparation revealed that Santee has an

ample supply of larger apartment units; almost 21% of the apartment units surveyed contained three or more bedrooms.

According to the Housing Element Guidelines (1977), the term "large family" refers to a family of five or more persons. In April 1980, the time of the U.S. Census of Population, there were 1,949 households with five persons or more in Santee. Roughly one-seventh of all the City's households were large families.

Table 8 indicates the tenure arrangement of various household sizes in the City as of 1980. Approximately 15% of all owner households and 13% of all renter households had five or more persons. The incidence of large families in Santee is overwhelmingly an owner phenomenon as three of four large size households are owners.

Farmworker Households.

The precise number of households containing farmworkers has not been calculated in recent years. The California Employment Development Department, though, reported that only 16 persons in the Santee subregional area (SRA), or less than 0.4% of total workers, were employed in agricultural pursuits in 1978. Since that date this figure has probably changed very little. Therefore, farmworker households, in all likelihood, constitute a minuscule segment of the special needs households in Santee.

Military Households.

Military-related households in general and those associated with the U.S. Navy constitute an important special needs segment in San Diego County. Those households headed by military personnel deserve special attention in the assessment of household needs because of their typically lower-than-average incomes and uncertain length of residency which force many into lower quality rental housing.

The 1975 Special Census conducted in San Diego County revealed that 738 Santee households were headed by military personnel. This accounted for 7.6% of all households in the Santee SRA as of that date. This figure is comparable to the proportion of military-related households which existed countywide at that time (6.6%). Unfortunately, military associated household data collected as part of the 1980 U.S. Census have not been released as of this writing.

Female Heads of Households.

Recent social and economic trends have combined to increase the number of households headed by females. Data from the 1980 census of Population illustrate the outgrowth of this trend and its implications for Santee. At the time of the census, the City of Santee had 1,207 single-person households with a female head. Among non-family households of two or more persons and

family households, some 1,526 were headed by a female. In total, there were 2,733 female heads of households in Santee as of the 1980 census data. These accounted for 20% of all households in the community.

Overcrowded Households.

Overcrowding is one measure of the shortage of "reasonable privacy" within a dwelling or neighborhood. It is a concept, the meaning of which varies from culture to culture and through time within the same culture group. Traditionally, the severity of overcrowding is judged by relating the number of persons to the number of rooms in a housing unit.

In fact, the overcrowding indicator mentioned by the Housing Element Guidelines (1977) is: "...the number of housing units with 1.01 or more persons per room." This indicator reveals less about the condition of the housing unit than it does the status of the household. An "overcrowded" housing unit, for instance, with fewer persons becomes "uncrowded." According to contemporary living standards and economic circumstances, overcrowding is not necessarily symptomatic of housing quality. Rather, it reflects the incapacity of households to buy or rent housing units having enough space for their needs. Because of this, overcorwding is more appropriately considered a household characteristic and falls within the meaning of special housing needs much as large families are so considered.

As part of the 1980 Census of Population and Housing, data were collected regarding the number of persons per room in occupied housing units. The number of overcrowded households enumerated in Santee was 414 (with more than 1.00 persons per room). This produced an overcorwding rate of 3.0% of all Santee households.

The incidence of household overcrowding in Santee during 1980 varied between owners and renters. Some 5.2% of all renter households were overcrowded while only 2.3% of owner households were in this category. Although time series data are not readily available on the level of overcrowding for prior years, it is highly probable that the general rate of overcrowding has declined during the past decade as a result of declining household sizes and other social and economic conditions.

2.3.4 Share of Regional Housing Needs

Under California housing planning law, it is the responsibility of each council of government to determine the "existing and projected housing need for its region." The term existing need applies both to resident Santee households requiring some form of assistance and to "fair-share" of the lower income households now living elsewhere in the San Diego region.

In November 1981 the San Diego Association of Governments released a statement of regional housing needs which included quantitative estimates for Santee. These estimates were updated

in October 1983. These figures define the most recent fair-share allocation for the community. According to the methodology utilized by the San Diego Association of Governments (SANDAG), Santee has a fair-share need of 3,128 households. This suggests the number of low and moderate income households which would need to have opportunities to reside in Santee if all lower and moderate income households in the county were geographically distributed in equal proportions among all jurisdictions.

The fair-share amount is composed of existing lower and moderate income units provided by the City and those projected to be needed as a result of growth over a five year period. SANDAG estimates, as part of Series VI that in Santee there are 2,532 existing lower and moderate income households provided for while the growth induced households number 596, yielding a total fair-share of 3,128 households. Accordingly the following five year goal has been established for Santee with regard to fair-share allocation;

FAIR SHARE ALLOCATION

Total Fair-Share	3,128 households
Five Year Goal	391 households
Annual Goal	79 households

The fair-share allocation by SANDAG will be revised periodically as the Series VI data upon which it is based is revised (i.e., Series VII). Part of the data that will be incorporated into the revision of Series VI forecasts will be the land use data contained within the General Plan and consequently the fair-share allocation will be closely tied to the General Plan land use plan.

2.4 PROJECTED HOUSING NEEDS FOR ALL INCOME LEVELS

2.4.1 Introduction

According to California state statutes, a housing element must present an analysis of population and employment trends and projections and must also include a quantification of projected housing needs. As local employment opportunities increase, this stimulates a demand for additional housing. Following the development of new housing units, a higher population may be absorbed. Projected housing needs in Santee therefore are largely employment-induced production needs. Some of this need will include lower income households who are attracted to Santee because of location or job opportunities.

2.4.2 Employment and Population Trends and Projections

Because of the recent date of incorporation of Santee (December 1, 1980), time series records of both population and employment

in the community are unavailable. San Diego Association of Governments and its predecessor organization have compiled demographic and economic data for subregional areas of the county (SRAs) since the mid-1970s. One of these subregional areas (#35) is roughly equivalent to, though not precisely, the present-day City of Santee.

Between 1975 and 1978 the Santee SRA gained a total of 900 civilian jobs, with civilian employment advancing from 5,200 to 6,100 positions. During the five-year interval from 1975 to 1980, the total population residing in the SRA rose by 5,400. By way of comparison, 1,080 new residents were added annually for every 300 new jobs. This suggests that Santee is still primarily a bedroom community attracting new residents who are employed in other localities.

Official SANDAG forecasts call for an increase of 6,000 civilian jobs in Santee between 1973 and the year 2000. While this represents a doubling of employment within the approximate 20-year period, it represents only 1.6% of the anticipated gain for the county. Specific forecasts for major time segments within this interval for both the City of Santee and San Diego County are documented in the Technical Appendix. Between 1982 and the year 2000 the City's population is forecasted to grow by some 26,000 residents. This is approximately 3.6% of the total population increase forecasted to occur in San Diego County, according to SANDAG Series VI Regional Growth Forecasts.

2.4.3 Share of Future Regional Housing Needs.

Under Section 65584(a) of the Government Code, the San Diego Association of Governments has the responsibility for determining housing needs for all income levels. Projected housing needs must take into consideration the following concerns:

- . Market demand for housing.
- . Employment opportunities.
- . Availability of suitable sites.
- . Commuting patterns.
- . Type and tenure of housing needs.
- . Housing needs of farmworkers.

The projected need for Santee during 1980-1984 is 2,700 units to accommodate household growth alone. On an annual basis this is 540 households.

Projected needs also are generated by the necessity to replace certain units in the inventory and to effect a healthy vacancy rate, which allows for both choice and mobility. The number of additional housing units required to provide for a healthy vacancy status is predicated on the basis of an assumed 5% vacancy rate. Given the prevailing strong levels of housing demand in suburban San Diego County in recent years, this vacancy rate may be unrealistically high.

Santee currently has a very small number of vacant units, as shown by the figures in Table 9. Based on telephone surveys conducted during the preparation of the Housing Element and secondary data sources, the present (mid-1982) vacancy rate is 1.45% citywide. In order to attain an overall vacancy factor of 5.0% without reducing the number of resident households there would have to be an additional 554 vacant units in the City. This could be achieved only through the production mechanism, unless of course there was a shrinkage in the number of existing households now living in Santee.

The magnitude of Santee's housing replacement need may be inferred from the evidence presented in the first section of the needs assessment analysis. That section reported that 38 dwelling units located within Santee's Neighborhood Revitalization Area were prime candidates for removal and replacement. It is highly unlikely that any housing units of a

Table 9.
City of Santee: Vacancy Status of Housing Inventory - 1982

	Total Units	Vacant Units	Vacancy Rate
Single-family Units	10,983	145	1.32%
Multi-family Units	1,384	17	1.23
Mobile Homes	2,466	53	2.15
Total	<u>14,833</u>	<u>215</u>	<u>1.45</u>

SOURCES: Federal Home Loan Bank Board of San Francisco; Apartment and Mobile Home Surveys by TDC Planning, May 1982.

NOTE: Single-family units include detached and attached homes; that is, residential condominiums are included within this category. The vacancy characteristics are based upon data supplied by the Federal Home Loan Bank Board.

Multiple-family units include all rental dwelling units in duplex or larger structures. The vacancy characteristics are based on the survey conducted of multi-family structures having 10+ units which was completed in May 1982.

Mobile homes includes all mobile homes in the City. The vacancy characteristics are based on the survey conducted in May 1982.

similar poor quality may be found in Santee outside the area surveyed. Assuming that half of the above units could feasibly be replaced within a five-year time period, then the future replacement needs in Santee would be on the order of four units per annum.

In light of the above considerations, the amount of additional new housing needed in Santee during the coming five years (projected housing needs) is:

. Growth-induced households	2,700
. Additional vacancies	554
. Replacement of existing housing	20
	<u>3,274</u>

These projected needs (2,720 new households) must be determined for all income levels. The possible income distribution of future additional households in Santee was obtained by applying the existing regional income distribution to the sum of "growth-induced additional households" and "replacement housing." The result of that methodology is as follows:

. Very Low	653 households
. Low	462 households
. Moderate	625 households
. Above Moderate	980 households

Application of the San Diego region's owner-renter propensities for each group provides an estimate of the potential tenure characteristics of these additional households. Roughly 57.2% of additional households are expected to be owners, while the remaining 42.8% probably will be renters. The owner and renter splits within each income range are shown in Table 10.

Table 10.
City of Santee: Share of Regional Housing Needs

Income Category	Tenure Type		All Households
	Owner	Renter	
Very Low	194	459	653
Low	186	276	462
Moderate	363	262	625
Above Moderate	814	166	980
Total	<u>1,557</u>	<u>1,163</u>	<u>2,720</u>

SOURCES: San Diego Association of Governments, "Regional Housing Needs Statement November 16, 1981," and San Diego C.P.O. Regional Housing Market Analysis 1980 Short Term Projections. Calculations by TDC Planning.

2.5 ENERGY CONSERVATION IN NEW RESIDENTIAL DEVELOPMENT

2.5.2 Introduction and Background

Present California planning law requires that the Santee Housing Element include an:

Analysis of opportunities for energy conservation with respect to residential development. [Section 65583 (a) (7)]

The state legislature created the California Energy Commission in 1974 to deal with the issue of energy conservation by, among other mechanisms, preparing conservation standards for new buildings. This Commission has adopted, and recently revised, mandatory energy standards for new residential buildings.

2.5.2 State Standards

Revised energy conservation standards have been placed in Title 24 of the California Administrative Code. These standards apply to all new residential buildings (and to additions to residential buildings) with the exception of hotels, motels, and buildings with four or more habitable stories. Specifications are given for energy saving wall designs, ceilings and floor installations, as well as heating and cooling systems. Standards are also included for the use of renewable energy sources such as solar energy or wind power.

Compliance with the energy standards is achieved by satisfying certain conservation requirements and an energy budget. Among the alternative ways to meet the energy standards are the following:

- Alternative 1: the passive solar approach which requires proper solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels.
- Alternative 2: generally requires higher levels of insulation than Alternative 1, but has no thermal mass or window orientation requirements.
- Alternative 3: also is without passive solar design but requires active solar water heating in exchange for less stringent insulation and/or glazing requirements.

Standards for energy conservation, then, have been established. The home building industry, in turn, must comply with these standards while localities are responsible for enforcing the energy conservation regulations.

2.5.3 Energy Conservation Incentives

A number of financial incentives are available to promote residential energy conservation in existing as well as new housing units. Several are described in the 1981 Biennial Report of the California Energy Commission. Tax credits, low- or zero-interest loans, and grants are available under various state and federally-supported conservation programs. Chief among these incentives are:

- Free Energy Audits by utility companies upon request under the Residential Conservation Service Plan.
- A 40% State Income Tax Credit (up to a maximum of \$1,500) for such conservation measures as ceiling and water heater insulation, caulking and weather stripping, installation of low flow shower heads, swimming pool covers, and adoption of measures recommended under the energy audits.
- State Income Tax Credit for solar system installation (of 55% of cost up to \$3,000).
- Low Interest Loans from utility companies for such items as attic insulation.
- Federal grants of up to 50% of the cost for conservation measures and 60% of the cost for solar measures.
- Federal Income Tax Credits of 15% of expenditures for specified conservation efforts in the home.

While more than one of the above incentives normally cannot be applied to the same project, a household may participate in various incentive programs regardless of income or owner-renter tenure status. Funding is available to assist in the retrofit of older housing as well as newer units.

Low income renters typically are the most severely affected by high and rising energy costs. Special efforts should be made to encourage the participation of this segment of society and the owners of rental properties in energy conservation measures.

In relation to new residential development, and especially affordable housing, construction of energy efficient buildings does add to the original production costs of ownership and rental housing. Over time, however, the housing with energy conservation features should have reduced occupancy costs as the consumption of fuel and electricity is decreased. This means that total monthly housing costs may be equal to or less than what they otherwise would have been if no energy conservation devices were incorporated in the new residential buildings. Reduced energy conservation in new residential structures, then, is one way of achieving affordable housing costs when those costs are measured in terms of monthly carrying costs as

contrasted to original sales price or production costs. Generally speaking, utility costs are among the highest components of ongoing carrying costs.

2.5.4 Additional Considerations

Additional standards and requirements for energy conservation are incorporated in the State Subdivision Map act. The City of Santee adheres to these standards and requirements in the review of subdivision tract maps. In addition, the San Diego Association of Governments has prepared a regional energy plan. That plan is now in the process of being finalized. The City staff participated in the preparation of the regional energy plan.

3.0 RESOURCES AND CONSTRAINTS ANALYSIS

3.1 Introduction and Background

This section of Santee's Housing Element is an inventory of resources and constraints relevant to addressing the previously assessed housing needs. Under current law, the Santee Housing Element must include an inventory of resources and constraints, as follows:

- . An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.
- . Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.
- . Analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and cost of construction.

Constraints which are not explicitly mentioned by the State law are the price and rent distribution of sales housing and rental housing. The prices and rents of existing and new housing serve to establish the opportunity (or lack thereof) for all economic segments to secure housing within their means. Although not required by State law, the Santee Housing Element includes housing prices and rents within the scope of analysis of resources and constraints relevant to meeting the quantified housing needs.

Four factors are discussed in this section of the Housing Element, as listed below:

- Housing Prices and Rents
- Inventory of Land Suitable for Residential Development
- Analysis of Nongovernmental Constraints
- Analysis of Governmental Constraints

3.2 HOUSING PRICES AND RENTS

3.2.1 Introduction

Those prices and rents prevailing in the marketplace may either help or hamper the ability of some economic segments to meet their housing needs. Santee's housing market consists of four sectors -- resales, new homes, mobile homes, and apartment housing. The "resale" market refers to homes which have been lived in and sold for at least the second time. The "new home" market means homes recently developed, or housing which has been sold for the first time. Mobile homes in Santee constitute 17% of the entire supply. The fourth sector includes rental housing found in the City of Santee.

3.2.2 Sales Housing

Existing housing through resales offers a potential source of satisfying the ownership aspirations of first-time buyers. The general distribution of resale prices is generally lower than those prevailing in the new home market. Data are available on the resales in the Santee area for both 1981 and 1982. On a quarterly basis, in 1981 the average selling price of home resales ranged from a low of \$72,300 to a high of \$78,600. More specific data on the resales market activity are found in the Technical Appendix. That data reveals an average sales price of \$80,648 for home sales and of \$69,398 for condominium sales. Almost 60% of all sales were three-bedroom units having prices of \$75,000 to \$76,000.

In the new home market the average sales price is \$87,156. Nearly 30% of the new housing, primarily in condominiums, are offered for prices of \$75,000 or less. Another 11% of the new housing bear sales prices of \$75,000 or more. The remaining 29% of the sales stock are in the \$75,000 to \$95,000 price range. The detailed statistics on new home sales prices documented in the Technical Appendix.

In the mobile home market 10 sales had occurred in a six month sample period. The average sales price was \$26,106. Table 11 contains information on the monthly space costs of mobile home parks in Santee.

3.2.3 Rental Housing

Santee has a range of rental units which exhibits a relatively high percentage (20.93%) of 3 bedroom apartment units. Surveys in Brea (.4%) and La Mesa (0.0%) showed substantially lower percentages of three-bedroom units. Most (31%) of the three-bedroom units are located in two assisted housing developments. Table 12 shows the make-up by bedroom size of apartment units in Santee.

Table 11.
**City of Santee: Distribution of Monthly Space Costs
 in Mobile Home Parks**

Monthly Space Costs	Number of Spaces	Percentage Distribution	Cumulative Percentage Distribution
\$100-130	244	9.9	
\$131-160	215	8.7	18.6
\$161-200	313	12.7	31.3
\$201-250	1,381	56.0	87.3
\$251-265	<u>313</u>	<u>12.7</u>	100.0
Total	2,466	100.0	

SOURCE: May 1982 Mobile Home Survey completed by TDC Planning.

Pent-up demand for some additional rental housing is evident from the extremely low vacancy rate of 1%. The city's studio/bachelor, one-bedroom and two-bedroom units all have vacancy rates of less than 1%. Among the three-bedroom units, six are vacant for a 2.3% vacancy rate. Once again, these data seem to demonstrate a demand for new increments of rental housing. Details on vacancy rates are found in Table 9.

Apartment monthly rents by bedroom size are detailed in the Technical Appendix. The few studio/bachelor units in Santee are in the \$200-\$250 rent category. The majority (56%) of two-bedroom units are in the \$276 to \$325 rental bracket. Most of the two-bedroom units are either in the \$176-\$200 (25%) rent range or \$326-\$350 category. About 22% of the three-bedroom units are in the \$426-\$450 rent range, with another 41% in the \$526-\$550 bracket.

Apartment rents on a cumulative distribution basis are displayed in Table 12. More than one-half (51.7%) are available at monthly rents of \$300 or less. These units are generally within the means of households with annual incomes of \$14,400, with allocations of 25% of income on rent. Altogether, 83% of the apartment stock is available for monthly rents of \$400 or less. These units are usually affordable by households with annual incomes of \$19,200, with an allocation of 25% of income on rent.

Table 12.
City of Santee: Inventory of Apartment Units
Surveyed by Bedroom Size - 1982

Number of Bedrooms	Number of Units	Percentage Distribution	Cumulative Percentage Distribution
Studio/Bachelor	4	0.32	
1-bedroom	392	31.79	32.11
2-bedrooms	579	46.96	79.07
3-bedrooms	258	20.93	
Total	1,233	100.00	

SOURCE: May 1982 Apartment Housing Survey completed by TDC Planning.

Not immediately evident from the statistics is the large proportion of rental housing where the households are financially assisted so that monthly rents are kept within an affordable level. The City has two rental developments consisting of 318 assisted housing units (households). That means that at least 23% of the entire rental housing supply ($N=1,384$) is affordable to low income households of the Santee area. Because of this, as highlighted earlier, the problem of overpaying is not nearly as extensive as it is in most other suburban communities.

3.3 INVENTORY OF LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT

3.3.1 Introduction

According to the recent revisions of the housing element planning law, the general plan document must include the following:

3.3.2 Land Supply/Potential Housing Units

More than 7,905 acres in Santee have been allocated for residential land use purposes, according to the Land Use Element. This residential land use allocation converts to a theoretical housing unit maximum of over 42,384 (see Table 3 in the Land Use Element). The vast majority of these units are planned for densities of up to 7, 14, and 22 dwelling units per acre. In the latter category, current development rarely exceeds 20 units per acre. The details of the overall

Table 13.
Cumulative Apartment Monthly Rent Distribution
by Bedroom Size - 1982

Monthly Rent	Number of Units	Percentage Distribution	Cumulative Percentage Distribution
\$150-175	40	3.8	17.0
\$176-200	138	13.2	22.4
\$201-225	56	5.4	30.2
\$226-250	81	7.8	36.8
\$251-275	69	6.6	36.8
\$276-300	156	14.9	51.7
\$301-325	121	11.6	63.3
\$326-350	182	17.4	80.7
\$351-375	24	2.3	83.0
\$376-400	0	0.0	83.0
\$401-425	28	2.7	85.7
\$426-450	48	4.6	90.3
\$451-475	12	1.1	91.4
\$476-500	0	0.0	91.4
\$501-525	0	0.0	91.4
\$526-550	90	8.6	
Total	1,045	100.0	

SOURCE: May 1982 Apartment Housing Survey completed by TDC Planning.

An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites. [Section 65583 (a) 93)]

residential land use distribution on the Land Use Plan are shown in Table 14. The generalized geographic distribution of existing vacant land in Santee is shown in Figure 9.

Most of the acreage allocated to residential use is vacant. Most, approximately 60%, of the vacant residential land is located in the northernmost portion of the City. The largest allocation of vacant residential land is designated for the lowest density category of zero to one dwelling unit per gross acre. The majority of this land is situated in the central eastern part of the City and in the northernmost portion of the City. This latter area known as the Fanita Ranch is designated as a Specific Plan Area. Most of the land designated for 7 dwelling units per gross acre is found in the southwestern portion of the City (generally south of Mission Gorge Road) and central eastern part of the City. Land in the highest density category of 22 units per acre is located primarily in the central portion of the City.

Vacant land in the southwestern portion of the City is primarily in the low and low-medium density categories. Most of the land in the central eastern part of the City is in the very low, low and low-medium density categories. The central core south of Mission Gorge Road is the most urban area, having its land in the medium, medium high and high density categories. Land east of State Highway 67 is primarily allocated for very low, low and medium density categories. The northernmost area of the City has land allocated in Specific Plan designation.

Housing unit potential on vacant potential developable land is summarized in Table 15. Theoretically, some 16,299 housing units could be developed on the residentially designated vacant land. The total housing unit potential is highly theoretical because it does not account for topographic features, geo-technical conditions, and other physical constraints on land development. The major vacant area in Santee, by way of illustration, has many natural impediments to growth (see the Conservation, seismic Safety and Public Safety Elements).

Fanita Ranch is the major vacant area under single ownership (Carlton Santee Corporation) which has land suitable for residential development. This area is delineated as S.P.A. (Fanita Ranch) on the Land Use Plan map and consists of 2,370 vacant acres (about 60% of the City). This property has been designated to facilitate the preparation of a Specific Plan which would allow, as a maximum, 8,100 dwelling units. The suitability for different housing types varies according to the predominant slope conditions. For example, the northeast sector of the Carlton Hills area is characterized by slopes which exceed 30%. By comparison, the southerly sector has larger amounts of land in the 0-15% and 15-30% slope categories. The closer in hills extending northerly from the already existing Carlton Hills community are more suitable for development. The northerly hills more distant from existing communities are steeper, higher in elevation, quite rocky and generally not as

CITY OF SANTEE GENERAL PLAN

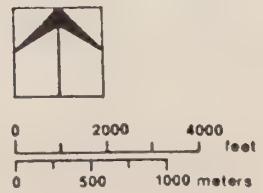
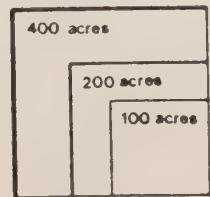


FIGURE 9

VACANT LAND



vacant land

Source: City of Santee

Prepared by: Mooney-Lettieri & Associates

Table 14.
City of Santee: Residential Land Use Distribution/
Land Use Plan

Residential Density (units/gross acre)	Number of Acres	Residential Percentage Distribution	Maximum Housing Unit Potential	Housing Percentage Distribution
0-1	1,020	13.0	1,020	2.4
1-2	761	9.7	1,522	3.6
2-7	3,225	41.0	22,575	54.1
7-14	333	4.2	4,704	11.2
14-22	171	2.1	3,762	9.1
SPA-(Fanita Ranch)	<u>2,332</u>	<u>29.8</u>	<u>8,100</u>	<u>19.5</u>
Totals	7,818	100.0	41,683	100.0

SOURCE: City of Santee, Planning and Community Development.
 Table construction by TDC Planning.
 Table updated by Mooney-Lettieri and Associates, August
 1984.

adaptable to intensive development. Landslides have been experienced in the past on the subject site. The hazards present from these old landslides probably can be mitigated and enable residential development.

Future residential development in Santee probably will not reach the theoretical level that is possible (N=23,110). Physical limitations such as slopes and soils and development and product type preferences (i.e., building at 20 instead of 22 units per acre) will reduce the actual number of units that could be produced. The inventory of vacant land does not act as a constraint on the production of new housing. There is in Santee sufficient land of various types to accommodate the level

Table 15.
City of Santee: Maximum Housing Unit Potential on
Vacant Potential Developable Land - 1984

Residential Density (d.u.'s/ gross acre)	Estimated Vacant Developable Land (ac.)	Maximum Housing Unit Potential	Housing Unit Percentage Distribution
0 - 1	990	990	6.3
1 - 2	515	1,030	6.6
2 - 7	364	2,548	16.1
7 - 14	62	868	5.6
14 - 22	94	2,068	13.3
S.P.A. (Fanita Ranch)	<u>2,332</u>	<u>8,100</u>	<u>52.0</u>
Total	4,352	15,604	100.0

SOURCE: City of Santee, Planning and Community Development.
 Table construction by TDC Planning.
 Table Update by Mooney-Lettieri & Associates - August 1984.

NOTE: The inventory of vacant potential developable land includes all undeveloped property designated in a residential land use category on the Land Use Plan. Some of the property included in the vacant land inventory already may have development commitments in terms of tentative and final tract maps which would indicate the actual level of planned construction.

or projected needs over the next five years (N=3,100) as described in Existing Conditions and Needs section of this Element.

3.3.4 Public Facilities and Services

Agencies responsible for providing public facilities and services to the Santee community include the following:

- Water: Padre Dam Municipal Water District.
- Sewerage: Padre Dam Municipal Water District.
- Police: San Diego County Sheriff's Department.
- Fire: Santee Fire Protection District.
- Schools: Santee School District.

3.3.5 Water

Santee is located within the Padre Dam Municipal Water District (PDMWD). That district also services portions of El Cajon and Lakeside.

Water for the Santee Reservoir from the San Diego County Water Authority aqueduct system. Northern California and the Colorado River are the primary sources of water for San Diego County. Presently, the district can serve a maximum of 100,000 people. Approximately 50% of the district capacity is currently being utilized, hence, there is enough capacity for Santee needs.

Water facility improvements are necessary in particular sectors of the Santee community. For instance, housing units developed in the Prospect Avenue/Mesa Road area above the 525" elevation would have to receive water from the Grossmont Reservoir. This requires off-site extensions. For development above the 525' elevation, an extension is necessary from Grossmont Reservoir to ensure adequate fire flow of 2,500 gallons/minute. Currently existing is approximately 1,500 gallons/minute above the 525' elevation. Water facility improvements would be needed in the northern Carlton Hills area prior to development. Water service to areas above elevation 500' would necessitate the development of a new pressure zone, including transmission mains, standpipes and pump station.

3.3.6 Sewers

The PDMWD provides sewer service to the Santee community. The district's capacity is controlled to a large extent by the City of San Diego's Metropolitan Sewer system's ability to treat sewage from the City and adjacent unincorporated communities. At the present time, the District has sufficient capacity to accommodate the development of 5,000 housing units in the Santee area and portions of El Cajon and Lakeside. This capacity is greater than the growth in housing units projected for Santee over the next five years (N=3,300).

3.3.7 Police

Increases to Santee's population would in all likelihood cause a need for additional deputy positions and patrol units. As the City's population increases there is an inevitable increase in service demand. Assuming a future capability to finance the additional police services, there should be no serious impediments to growth and development in accordance to official projections.

3.3.8 Fire

Two fire stations exist in the City, at Carlton Hills Boulevard and Cottonwood Avenue. Future development in the undeveloped Carlton Hills area would necessitate a new station facility. This new facility was planned for in the original general concept plan of the Carlton Hills area. In 1975, the Fire Department had indicated a preference to locate near the future Carlton Hills Boulevard/Woodglen Vista Drive intersection.

3.3.9 Schools

As of May 7, 1982, the Santee School District was 68 students over capacity. Six schools were under capacity and four were over capacity. The Cajon Park School alone was over capacity by 104 students. The capacity problem is much more severe when examined over a long term. On the basis of projected growth (i.e., availability letters), the District could be over capacity by 3,142 students. Since the passage of Proposition 13 in 1978, it has not been possible to fund the construction of new facilities through the issuance of bonds. Current agreements are being entered into by the district which provide sufficient revenue to acquire temporary facilities for a period of five years at today's estimated prices. For purposes of insuring adequate school facilities within the Santee School District, the Superintendent (or his designee) is authorized to indicate district approval of construction of living units to the appropriate agency (i.e., the City) when the developers, subdividers, or builders assure the district that appropriate contributions will be made to the district for each living unit in the subdivision or development.

3.4 ANALYSIS OF NONGOVERNMENTAL CONSTRAINTS

3.4.1 Introduction

Santee's Housing Element must include an analysis of potential and actual nongovernmental constraints upon the maintenance, improvement or development of housing. This nongovernmental constraints analysis is required under current State planning law. Three categories of constraints are listed in the Government Code:

- . Land Prices.
- . Construction Costs.
- . Availability of Financing.

3.4.2 Land Prices

Residential land prices in Santee vary according to location. For instance, the prices of vacant, residential land in the Neighborhood Revitalization Area are likely to be lower than those of the Carlton Hills area. Other factors affecting land prices include the size of the land and the quality of housing to be constructed on the land. That is, a reasonable relationship must be maintained between land costs and construction costs.

It is not unusual for land costs to be 35% to 40% of the total sales prices. In this event, the finished lot costs for a home in a single-family tract would range from \$25,000 to \$40,000 for housing in the \$80,000 to \$100,000 category. The land/finished lot costs are but one component of the total new home production costs in Santee. The other major component is construction costs.

3.4.3 Construction Costs

These costs include the labor and materials involved in building the home or apartment structure. The construction costs may vary considerably depending on the intended size and quality of the dwelling. In Santee, the for-sale market spans two story condominium units as small as 800 square feet to single-story housing on family-size lots. For these reasons, it is unrealistic to establish a single measure of construction costs in the community. However, construction costs generally range from 30% to 45% of the total new home sales prices.

Data are available and published quarterly by the Real Estate Research Council of Southern California, on the relative charge to the production cost of an identical single-family house and apartment development. The prototypical single-family residence is 1,570 square feet in size with an attached garage of 447 square feet. Between January 1969 and January 1982, the construction costs for this unit have increased nearly three-fold (291%). A home that cost \$19,000 to build in 1969 now would command \$55,500 in construction costs. Between January 1971 and January 1982, the apartment construction costs have also nearly tripled (263).

3.4.4 Financing Costs

Financing costs alone affect dramatically the affordability of housing in Santee. The interest rates available for new housing are presently in the 15% to 16% range. The effects on financing costs and interest rates must be viewed in relationship to "affordable housing costs" and the impacts that varying interest rates have on different mortgage amounts (which are sales prices less down payments).

Affordable housing costs are a function of income and shelter-to-income ratio. These data are presented in Table 16. For instance, moderate income households in the upper range of the income bracket (i.e., \$19,325-\$23,188) can afford between \$537 and \$643 per month on housing payment, with one-third of their income. With an allocation of 40% of income for housing costs, these same households could handle payments of \$645 to \$773. The affordable housing costs for other income groups also are shown in Table 16.

Monthly mortgage payments for different mortgage amounts and interest rates are included in the Technical Appendix. As interest rates decline, the moderate income householder could afford larger mortgage sizes. For example, if interest rates were at 10%, the moderate income household could afford a mortgage amount of almost \$90,000. The moderate income Santee householders probably can afford new housing in the \$60,000-\$75,000 price bracket at market interest rates. Households in the very low and low income groups have few opportunities in the sales market in the wake of high interest rates.

Interest rates can either expand or contract housing affordability for various income groups. For mortgage amounts of the same size, rising interest rates have a devastating impact on housing costs, and, consequently, on affordability. These effects are expressed in dollar terms in the information included in the Technical Appendix. By way of illustration, the difference in housing payments on a \$75,000 mortgage with a 16% interest rate instead of a 10% interest rate is \$351. This amount is probably more than what Santee owner householders are paying for housing they bought as recently as eight to 10 years ago. For a \$65,000 mortgage, the difference is \$304.

In Santee, housing production costs (i.e., land, construction, etc.) and sales prices are not nearly the constraint on housing affordability that interest rates impose. There appear to be opportunities for the first-time homebuyer to acquire housing from a cost standpoint alone. If interest rates were below those of the marketplace, the opportunities would be expanded for moderate-income households. As a result, the availability of below market interest rate financing would benefit both the consumers and producers of housing. Interest rates also are affecting housing producers in the form of interim financing. The inability to sell completed inventory increases the dollar interest costs for homebuilders and threatens economic viability.

3.5 ANALYSIS OF GOVERNMENTAL CONSTRAINTS

3.5.1 Introduction

In recognition that local government influences housing market conditions, the current State law requires an analysis of potential and actual governmental constraints on the

Table 16.
City of Santee: Affordable Housing Costs

Annual Income	Monthly Income	Affordable Housing Costs (as % of income)				
		@ 25%	@ 30%	@ 33%	@ 35%	@ 40%
\$4,831 or less	\$403 or less	\$101 or less	\$121 or less	\$134 or less	\$141 or less	\$161 or less
\$4,831-\$9,662	\$404-\$805	\$102-\$201	\$122-\$242	\$135-\$268	\$142-\$282	\$162-\$322
\$9,663-\$12,560	\$806-\$1,047	\$202-\$262	\$243-\$314	\$269-\$349	\$283-\$366	\$323-\$319
\$12,561-\$15,459	\$1,047-\$1,288	\$263-\$322	\$315-\$386	\$350-\$429	\$367-\$451	\$420-\$515
\$15,460-\$19,324	\$1,298-\$1,610	\$323-\$403	\$387-\$483	\$430-\$536	\$452-\$564	\$516-\$664
\$19,324-\$23,188	\$1,611-\$1,932	\$404-\$483	\$484-\$580	\$537-\$643	\$565-\$676	\$645-\$773
\$23,189 and above	\$1,933+	\$84 +	\$581 +	\$644 +	\$677 +	\$774 +

Very Low @ 50% of median income = \$9,662 or less.

Low @ 51% to 80% of median income = \$9,663-\$15,459.

Moderate @ 81% to 120% of median income = \$15,460-\$23,188

Higher @ 120% of median income = \$23,189 or above

SOURCE: Calculations by TDC Planning based on input data provided by Urban Decision Systems, Inc.

maintenance, improvement, or development of housing for all income levels. The factors which must be included in the constraints analysis are listed below:

- Lane Use Controls.
- Building Codes and Their Enforcement.
- Site Improvements.
- Fees.
- Local Processing and Permit Procedures.

The purpose of the analysis is to determine if these factors, as implemented by the City and special districts, act to constrain the production of housing and/or its cost.

3.5.2 Land Use Controls

These controls relate primarily to zoning provisions which pertain to use and development standards. The City of Santee has adopted, as an interim measure, the San Diego County Zoning Ordinance as effective through December 1980. Five categories of residential land uses are permitted by these regulations:

- Rural Residential.
- Single Family Residential.
- Urban Residential.
- Variable Family Residential.
- Mobile Home Residential.

Rural residential regulations are intended to create and enhance residential areas where agricultural uses are compatible with a dominant, permanent residential use. The regulations permit one dwelling unit per four acres to one dwelling unit per one acre.

With respect to single family uses, the regulations implemented in Santee permit 4.35 to 7.26 dwelling units per acre. The corresponding lot sizes are 10,000 and 6,000 square feet, respectively. Housing of a multi-family character is permitted in the urban residential zones. These zones permit housing development at densities of 15 to 29 housing units per acre. A combination of single-family, duplex, two-family or multi-family dwellings are permitted by the variable family residential regulations. The standards allow housing at two, eight and 15 dwelling units per acre.

Mobile home uses and parks are permitted, subject to the provisions of Section 2980. The allowed density ranges from seven to 14 mobile home units per acre. The City of Santee now has 13 mobile home parks in the community and mobile homes constitute 17% of the entire housing supply.

A broad range of housing types and densities are permitted by current zoning provisions. Even though development is allowed at 22 dwelling units per acre, the actual construction of multi-family housing rarely exceeds 20 units per acre. A set of zoning ordinance standards and regulations for the City of Santee will be formulated once the General Plan is adopted.

3.5.3 Building Code and Enforcement

The City of Santee has adopted and enforces the 1979 Uniform Building Code. It is expected that the City will adopt the 1982 edition of the Uniform Building Code, subject to a few amendments. These amendments involve the administrative and fee sections of the Code.

Most of the provisions of the Uniform Building Code relate to new construction. The structural hazards which could be posed by existing buildings are regulated by the unsafe buildings section of the Uniform Building Code. The Fire Department can eradicate fire hazards through weed abatement procedures. The existence of unsanitary conditions is regulated by the San Diego Health Department. Mobile homes and their maintenance are regulated by enforcement of Title 25 of the California Administrative Act. The code provisions are enforced by the State Department of Housing and Community Development (Santa Ana office). The City has not adopted the Uniform Housing Code which provides additional methods of assuring sound housing in the existing stock. The future consideration of adopting this latter code is discussed in the Implementation Section.

3.5.4 Site Improvements

Requirements for site improvements depend partially on specific site conditions. Roadway improvements are commonly the responsibility of project developers. Other site improvements typically involve street lights, sewer and water connections, and similar improvements. Fees are exacted in Santee for area-wide drainage improvements. The on-site improvements necessary in Santee are not extraordinary or unusual. Some off-site improvements such as water facilities, schools, and a fire station are necessary in certain locations of the community.

3.5.5 Fees

Fees are required by the City for various planning or permit procedures. These include, for example, the following:

- . Environmental Assessments
- . Certificate of Compliance
- . Tentative Parcel Map
- . Site Plan Review
- . General Plan Amendment
- . Variance

The City's adopted fee schedule is based upon the one established for the County of San Diego. Santee is a newly incorporated community and fees are required to partially offset service costs.,

Fees also are exacted from project developments by the Santee School district, Padre Dam Municipal Water District and a drainage improvement district. The Santee School District has a fee schedule for new development, as follows:

<u>Residential Type</u>	
• Single-family attached and detached housing (including townhouses and condominiums	\$1,200
• Multiple dwellings (including apartments, duplexes, triplexes).	\$ 800
• Mobile home parks	\$ 200

The Padre Dam Municipal Water District has several plant and trunk capacity fees and collector capacity fees. There also is a per unit sewer capacity fee. Drainage improvement fees also are collected from private developers to offset the costs of future improvements. Exact fee amounts are not listed because municipal and district fee schedules change from time-to-time.

3.5.6 Processing Procedures

Development processing is needed for several kinds of projects in Santee. Usually a residential project receives concurrent processing per the Subdivision Map Act. The most frequent processing involves the following permits and actions:

- Administrative Permit.
- Variance.
- Site Plan Review.
- Administrative Appeal.
- Tentative Tract.
- Planned Development.

The amount of time needed to process these applications will vary due to the completeness of the initial applications. The Planning Commission currently acts primarily in the long-range planning functions of the City. As a result, zoning and other related processing actions are acted upon the City Council. This reduces processing time that would otherwise be required of project applications and proposals.

Besides the foregoing local influences on Santee's housing situation, there also are other governmental constraints which stem from State or Federal factors. For example, Article 34 of the State Constitution requires the approval of certain low and moderate income housing through a referendum process. In addition, housing programs sponsored by State and Federal agencies establish rent or price ceilings which are sometimes inconsistent with those prevailing in the marketplace. Still another example is the rule that no more than 25% of income must be spent on housing aided by the affordable housing fund redevelopment agencies. This standard, together with the upper

limits on low and moderate income, have the effect of setting the maximum sales prices or rents on the assisted housing. All of the above are governmental constraints in the sense that they establish a framework for local actions in Santee to address unmet housing needs.

4.0 GOALS

- To achieve and maintain a housing stock free from the adverse impacts of substandard housing conditions and inferior maintenance.
- To achieve new housing production in sufficient quantity to meet the needs of persons living and working in Santee and the community's share of regional housing needs.
- To achieve a housing market where all economic segments can obtain housing within their financial means.

5.0 OBJECTIVES AND POLICIES

5.1 INTRODUCTION AND BACKGROUND

This section of the Santee Housing Element is a housing plan providing a general sense of direction for future actions of the City. More exactly, a statement of community objectives and policies is presented in this section of the report. According to the State planning law, a housing element must include the following:

A statement of community goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing.

The concerns of this Housing Element span a range of subject areas. The previous two sections have provided an overall housing needs assessment and an inventory of constraints and resources. The focus of the housing plan statement, then, is on providing a direction for addressing unmet needs, mitigating housing constraints, and acknowledging opportunities to improve the housing situation in Santee.

The State law does recognize that local communities may be unable to meet the entire need due to resource constraints and other factors. The pertinent section of the law is as follows:

It is recognized that the total housing needs ... may exceed available resources and the community's ability to satisfy this need within the content of the general plan requirements Under these circumstances, the quantified objectives need not be identical to the identified existing housing needs, but should establish the maximum number of housing units that can be constructed, rehabilitated, and conserved over a five-year time frame. [emphasis added]

Quantified objectives expressed in numerical terms are established by this section of the Santee Housing Element. All of these quantitative objectives are intended to serve as targets or milestones to be reached during the next five-year time frame; that is, mid-1984 to mid-1989. Progress toward achieving the quantitative targets will be examined in any update and revision process required by the state government code. At that time, it is possible that the targets could be revised for the housing program which would cover the next five-year time period.

Factors considered in the setting of quantitative objectives included the following:

- . Acceptable targets in light of previous planning for AHOP -- Areawide Housing Opportunities Plan.
- . Extent of need (i.e., number of units, number of households).
- . Severity of need (e.g., fix-up/paint-up repairs compared to major rehabilitation).
- . Availability of resources to address unmet housing need (e.g., CDBG funding).
- . Resident participation in available programs (e.g., rehabilitation programs).
- . Actions soon to be completed (i.e., Section 235 homeownership housing assistance).
- . Potential future programs (i.e., tax-exempt revenue bond financing).

Objective 1.0

To improve at least 15%* of the housing units which are in need of fix-up/paint-up repairs** and/or minor rehabilitation. (The estimated need is 659 housing units.)

Objective 2.0

To improve at least 15% of the housing units which are in need of major rehabilitation. (The estimated need is 167 housing units.)

Objective 3.0

To aid at least 15% of the lower income renter households who have housing assistance needs. (The number of needy households is estimated to be 666.)

Objective 4.0

To assist at least 40% of the moderate income renter households to obtain ownership housing. (The number of needs households is estimated to be 121.)

Objective 5.0

To assist resident homeowners to reduce housing expenses (to the extent possible).

Objective 6.0

To produce new housing consistent with projected housing needs to the maximum extent possible.

Policy 1.0 To eliminate substandard housing conditions by enforcement of regulatory tasks which establish the minimum requirements for health and safety.***

Policy 2.0 To utilize additional procedures for eliminating substandard housing conditions and/or improving the housing stock.****

Policy 3.0 To continue to use the County Housing Authority to achieve residential rehabilitation.

Policy 4.0 To utilize funding, if warranted, from the Affordable Housing Fund (i.e., 20% set-aside) for residential rehabilitation.

Policy 5.0 To establish criteria and a process for determining the extent to which condominium conversions should be permitted.

Policy 6.0 To use zoning as means of attaining the housing production needs of the community (i.e., development standards, density bonuses).

Policy 7.0 To utilize State and Federal funding programs, as appropriate, for the purpose of addressing unmet housing assistance needs.

Policy 8.0 To remove or reduce the impacts of governmental constraints (if necessary) on meeting Santee's housing needs.

Policy 9.0 To insure that all new housing development and redevelopment within the City is properly phased in amount and geographic location so that City services and facilities can accommodate that growth.

*On the basis of information supplied by the County of San Diego Housing Authority, the level of rehabilitation activity in

Santee has been six to seven dwelling units per year and an average of \$7,000 per loan. This level of activity (perhaps slightly increased), coupled with private reinvestment, may be sufficient to attain the numerical target for housing improvements. This statement also holds true for the quantitative objective concerning major rehabilitation.

**Program actions to attain this objective include the elderly/handicapped grant and the weatherization grant. Each of the actions are grants and the maximum amounts are \$1,000 and \$1,500 respectively.

***This includes regulatory tools such as Title 25 of the California Administrative Code and Uniform Building Code.

****This may include, for example, the potential for the Uniform Housing Code (see page 6.7) and supplemental rehabilitation assistance (see page 6.3). This statement also is a non-limiting policy so that future opportunities, as appropriate, are not foreclosed.

6.0 IMPLEMENTATION/HOUSING PROGRAM

6.1 INTRODUCTION AND BACKGROUND

According to Section 65583(c), a housing element must contain:

A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate Federal and State financing and subsidy programs when available.

Actions included in the housing program must address five specific areas, as enumerated below:

- . Conserving the existing stock of affordable housing.
- . Providing adequate sites to achieve a variety and diversity of housing.
- . Assisting in the development of affordable housing.
- . Removing governmental constraints if necessary.
- . Promoting equal housing opportunity.

Santee's housing program for addressing unmet needs, removing constraints, and achieving quantitative objectives is described in this section according to the foregoing categories. The actions are listed in Table 17 and note is made of whether the actions are currently being implemented or will be so in the future.

Table 17.
CITY OF SANTEE - HOUSING PROGRAM SUMMARY

PROGRAM CATEGORY	CURRENT ACTIONS	FUTURE ACTIONS
1. Conserve Existing Affordable Housing	<ul style="list-style-type: none"> . Uniform Building Code . Title 25 of CAC . Condominium Conversion Regulations . Mobile Home Conversion Regulations . Existing Affordable Housing . H/CD Residential Rehabilitation Program . Section 8 Moderate Rehabilitation Program 	<ul style="list-style-type: none"> . Uniform Housing Code . Supplemental rehabilitation . Assistance--Affordable Housing Fund
2. Provision of Adequate Housing Sites	<ul style="list-style-type: none"> . Land Use Element . Zoning Ordinance . PRD . <u>Military Housing Task Force -- Monitoring & Coordination</u> 	<ul style="list-style-type: none"> . Carlton Hills Planning . Edgemoor Property Planning . Site Suitability Criteria
3. Assist in Development of Affordable Housing	<ul style="list-style-type: none"> . Section 8 Rental Housing Assistance . Section 235 Owner Housing Assistance . Shared Housing . Housing for the Elderly . Affordable Housing Density Bonus (zoning) 	<ul style="list-style-type: none"> . Supplemental Housing Assistance--Affordable Housing Fund . Tax Exempt Revenue Bond Financing - Single-family Homes . Tax Exempt Revenue Bond Financing--Rental Housing
4. Remove Governmental Constraints	<ul style="list-style-type: none"> . Efficient Processing 	<ul style="list-style-type: none"> . Zoning Code Revision . Modified Fee Schedule
5. Equal Housing Opportunity	<ul style="list-style-type: none"> . Equal Housing Opportunity Services 	

6.2 CONSERVING EXISTING AFFORDABLE HOUSING

6.2.1 Introduction

Under present law, the housing program must include actions which:

Conserve and improve the condition of the existing affordable housing stock.

Current and future actions in this area are described in this subsection.

6.2.2 Title 25 of the California Administrative Code

Chapter 2 of Title 25 is the Mobilehome Parks Act. Article 10 deals with the maintenance, use and occupancy requirements of mobilehome parks. The purpose of this article is to implement, interpret and make specific the requirements of the Health and Safety Code as it pertains to mobilehome parks. The quality of mobilehomes in Santee as well as the abatement of substandard conditions are regulated by Chapter 2 of Title 25.

Among the conditions regulated by Chapter 2 are the following:

- . Electrical, gas and plumbing equipment.
- . Accumulation of refuse, garbage, rubbish or debris.
- . Building and park lighting.
- . Driveways and access to driveways.
- . Substandard building (defined in Section 1640 of Article 10 as having inadequate sanitation; structural hazards; nuisances; inadequate wiring, plumbing and mechanical equipment; faulty weather protection, etc.).

The provisions of Article 10 are implemented on an ongoing basis in Santee. The enforcement agency is the State Department of Housing and Community Development.

6.2.3 Uniform Building Code

Substandard housing conditions in the City are abated primarily by enforcement of the Zoning Code and Uniform Building Code. The Uniform Building Code requirements relate principally to substandard structural conditions. These conditions are described in the "unsafe buildings" section of the Code. Implementation of these provisions of the Code for purposes of assuring housing quality are accomplished on an ongoing basis. The City of Santee is the enforcement agency although the actual work is accomplished on a contract basis with a private sector entity.

6.2.4 Condominium Conversion Regulations

Existing apartments represent a source of affordable housing to community residents. There are 19 apartment complexes of 10 or more units in the City. Applications for conversions have prompted revisions to the regulations governing the conversion process.

Section 81.100 of the City's regulatory code was amended to establish strict development and use standards for the conversion of apartments to condominiums. These standards do not promote conversions since the City desires a healthy balance of rental housing for community residents. Although the opportunity to conversions is not denied, such a process must satisfy certain standards.

Among the standards for conversion are the following:

- . Bring the development into conformance with current Zoning Ordinance requirements for new development and with all current State and County laws and regulations for new building construction.
- . Provide an individual gas and/or electric metering system for each living unit.
- . Provide trash enclosures to screen trash storage areas. These areas shall be enclosed with a solid masonry wall or solid wooden fences. This wall or fence shall be a minimum of five feet high.

In addition, tentative maps for an apartment-to-condominium conversion also must be accompanied by an application for a Major Use Permit and meet all the applicable aprocessing requirements and findings as set forth for a major use permit in the City's Zoning Ordinance. Implementation of these regulations occurs on a case-by-case basis.

6.2.5 Mobile Home Conversion Regulations

Conversion regulations for mobile homes are the same as those described immediately above. Besides those regulations, the City has regulations governing the rezoning of existing mobile home parks. Rezoning applications for property containing an existing mobile home park and zoned for such use must satisfy several requirements and standards. These include the following:

- . Estimated cost of relocation of each mobile home affected by the proposed use change.
- . Number of alternative sites available to the tenants including written commitments from the owners of those parks to accept the relocated units and tenants.

- Satisfactory evidence that mutually acceptable agreements have been reached by the park owner and all tenants to vacate the park commencing upon provisional reclassification. This evidence may include, but is not limited to, the following:

- Written agreements to relocate mobile homes.
- Assistance for low and moderate income tenants in the form of payment by the park owner of 80%, up to a maximum of \$2,000, of the cost of relocating the mobile home to another mobile home park within 100 miles.

These provisions assure that mobile home park occupants are afforded some protection if an existing facility is to be rezoned for another use. In this way, a segment of Santee's existing affordable housing stock is protected. These requirements are implemented on a case-by-case basis by the City of Santee.

6.2.6 Existing Affordable Housing

Two assisted apartment housing developments exist in the community. These two developments constitute 23% of all apartment rental housing in the City (duplex plus larger units). These apartment units represent a significant source of affordable housing units for the community. It is anticipated that these apartment units will remain in the affordable cost range for a long period of time if not indefinitely.

6.2.7 H/CD Residential Rehabilitation

Residential rehabilitation needs are met in part by the programs funded through the Housing and Community Development Block Grant Program. Applicants must meet income eligibility requirements and live within the Neighborhood Revitalization Area (see Figure 8). The San Diego County Housing Authority implements several housing rehabilitation programs in Santee. These programs include the following:

- Elderly/Handicapped Grant - The homeowner must be either aged 62 or more or handicapped. Up to \$1,500 can be given with no payback requirement for those who meet the above criteria and the income limits for their family size.
- Weatherization Grant - Up to \$1,000 can be given to homeowners or mobile home owners who live within the above target areas. The money can be used only for weatherization items and the owners income must be under program limits.
- Mobile Home Grant - \$1,500 for the repair of mobile homes whose owners earn 50% or less than the median income figures for the County of San Diego.

- Deferred Loan - There is no interest on this loan. The total amount must be repaid when the property changes hands. Homeowners may borrow up to \$10,000.
- Interest Subsidy Loan - The Housing Authority pays 7% of the current interest rate and homeowner pays the balance. Loans of up to \$15,000 can be made with repayment arranged by the financial institution involved.

6.2.8 Section 8 Moderate Rehabilitation Program

Another program implemented in Santee by the San Diego County Housing Authority is the Section 8 Moderate Rehabilitation Program. This program is designed to:

- Rehabilitate privately-owned rental units which are now substandard or have major building components which will soon need repair or replacement.
- Provide a rental income to the owner that will repay rehabilitation costs, meet monthly operating expenses, and allow a reasonable profit on the owner's investment in the property.
- Provide rental subsidies to lower income families and elderly, handicapped, or disabled persons living in the rehabilitated units.

Property owners obtain financing from private lenders in order to pay for the required property improvements. Once these improvements have been completed the agency and an owner will enter into a 15 year contract which sets a rent meeting the owner's needs. The owner then rents the rehabilitated unit to lower income residents.

6.2.9 Uniform Housing Code

This code, if adopted, would expand the scope of substandard conditions which could be regulated by the City. Chapter 10 of this Code defines the conditions constituting substandard buildings. These include the following:

- Inadequate sanitation
- Structural hazards
- Nuisances
- Hazardous wiring
- Hazardous plumbing
- Hazardous mechanical equipment
- Faulty weather protection
- Fire hazards
- Faulty materials of construction
- Hazardous or unsanitary premises
- Inadequate maintenance
- Inadequate exists
- Inadequate fire protection
- Improper occupancy

Consideration of adopting this Code is a future action of the City. It is anticipated that during the next 12 to 18 month period a complete review of the Uniform Housing Code will be made, including cost and staffing requirements. The provisions of the Uniform Housing Code relate only to existing dwellings and do not affect new construction. Adoption of the Code by Santee would enable the City to cause the correction of a larger range of sub-standard housing conditions and to achieve abatement through established procedures.

6.2.10 Supplemental Rehabilitation Assistance -- Affordable Housing Fund

Santee has established a Redevelopment Agency and a project area. According to State law, 20% of the "tax increment" funding received by the Agency must be set-aside in a low and moderate income housing fund. That fund can be used for a broad array of purposes benefiting the housing needs of low and moderate income households. One of these purposes is residential rehabilitation. The City -- in cooperation with the San Diego County Housing Authority -- has ongoing rehabilitation programs. As a result, the Affordable Housing Fund could be used as a form of supplemental rehabilitation assistance. The City (Agency) will consider in the future a "supplemental rehabilitation assistance" program. This will be accomplished once the total amount of the low and moderate housing fund is known. This should be known in about 12 to 18 months.

6.3 PROVISION OF ADEQUATE HOUSING SITES

6.3.1 Introduction

According to State law, the Santee Housing Program must accomplish the following:

Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income groups

6.3.2 Land Use Element/Zoning Ordinance/ PRD Density Bonus

Planning and regulatory actions to achieve adequate housing sites offering a range of housing types and styles include the Land Use Element, Zoning Ordinance and PRD density bonus. The PRD density bonus is a means of providing incentives for the development of cluster housing, zero-lot line housing and other housing forms which consume less land than traditional development styles. Density for PRD housing is computed on the basis of gross rather than net acreage and thus creates a higher yield of housing per acre.

6.3.3 Military Housing Task Force -- Monitoring and Coordination

Military personnel are a special housing needs segment in San Diego County. A housing task force has been established for purposes of identifying potential housing sites for military personnel. The City has been participating in the activities and progress of the Military Housing Task Force. Thus far, three potential Navy housing sites have been identified in or near Santee.

The City plans to continue monitoring the activities of the Task Force. Where needed and appropriate, coordination with the Task Force will be accomplished.

6.3.4 Carlton Hills Planning

About 60% of Santee's vacant residential land is located in the undeveloped Fanita Ranch. A general concept plan was prepared for this area seven years ago in 1975. As a future action, the City intends to cooperate in the preparation of a Specific Plan for this area. One function of this planning effort would be to establish the housing types and styles which could be accommodated in relationship to the mix already existing in the community. In this context, development of the area could offer some low density, high-priced housing to produce a balance of housing in the Santee community. It is that the plan document would be organized in accordance with the Land Use Element of the General Plan.

6.3.5 Edgemoor Property Planning

This 400-acre, largely undeveloped parcel in Santee is owned by the County of San Diego. The City intends to cooperate with the County in the planning of the Edgemoor property. One possible component of this plan is residential development on a portion of the site.

6.3.6 Site Suitability Criteria

Of major interest to the City of Santee is that publicly assisted housing should be located on sites which are not only physically adequate but also suitable for such development. These aims can be facilitated by having a set of "site suitability criteria" by which to judge the merits of vacant sites. The idea of having criteria is to provide a yardstick by which to rank and identify the best sites. For example, the criteria could be most effectively used when the City has an active role in enabling the development of publically assisted housing. Such an active and direct role is generated by the associated action programs involving the affordable housing fund (p. 6.14) and tax-exempt revenue bond financing (p. 6.15).

In establishing its own criteria, the City will consider those already set forth by other jurisdictions, including the State and Federal governments. One example of such criteria is the "Site Ranking and Environmental Evaluation" checklist of the California Housing Finance Agency (CHFA). That checklist provides a system for grading the suitability of sites with regard to the following:

- . Services available to the Site (e.g., public transportation, essential shopping facilities, educational facilities, etc.)
- . Neighborhood Characteristics (e.g., adjacent land uses, environmental considerations, noise levels, etc.).
- . Physical Aspects of the Site (e.g., topography, off-site improvements, etc.).

The individual grades are combined into a composite "score" which enables identifying the best site for the proposed publicly assisted housing. These detailed CHFA criteria, along with others which are generally employed will be considered by the City. The City's intent in adopting and implementing the criteria is not to be more restrictive than other levels of government.

6.4 ASSIST IN THE DEVELOPMENT OF AFFORDABLE HOUSING

6.4.1 Introduction

State law in this area indicates that a housing program must include actions which:

Assist in the development of adequate housing to meet the needs of low- and moderate-income households.

Actions meeting this criterion are described in the following paragraphs.

6.4.2 Section 8 Rental Housing Assistance

Although the City is newly incorporated, it already has joined the Housing Authority of the County of San Diego. The territorial jurisdiction of the housing authority was expanded to include Santee in July 1981. Thus far, 42 lower income households have been assisted in Santee by the Section 8 rental housing assistance program. This program makes up the difference between what income-eligible tenants can afford with 25% of income and what are termed "fair market rents". The fair market rents (with utilities) in Santee at present (1983) cannot exceed the following:

. Studio	\$267
. 1-bedroom.	\$327
. 2-bedrooms	\$386
. 3-bedrooms	\$463
. 4-bedrooms	\$521
. 5-bedrooms	\$599

As of June 1981, the waiting list for Section 8 assistance in Santee was 81 households.

6.4.3 Section 235 Owner Housing Assistance

This program provides lower interest rates on new housing so that it is affordable to households whose income is less than 95% of the median income for the County. Some 45 moderate income households are to be aided by this program in a new condominium development in the community. The program thus fills a great need in the community for below market interest rate financing.

6.4.4 Shared Housing

Through the Community Development Block Grant program, the City intends to finance a shared housing program. This program is aimed specifically at reducing housing expenses and thereby meeting assistance needs. The idea of shared housing also results in a more efficient use of Santee's housing stock.

The agency actually responsible for program implementation is the East County Council on Aging. The first phase of the shared housing program will be to establish an inventory of possible participants. Other similar programs are now operational in El Cajon and La Mesa.

6.4.5 Housing for the Elderly

Provisions of the Zoning Code encourage the production of new housing for the elderly. Exceptions to the density regulations are permitted for elderly housing according to Section 4210. These exceptions allow a density of up to 60 units per acre for elderly housing, subject to a major use permit. The occupancy of all dwelling units must be limited to low and moderate income elderly families as defined by the U.S. Department of Housing and Urban Development. Moreover, the rents for units constructed must be affordable to low and moderate income households.

Density incentives for elderly housing are based upon those found in the San Diego County Zoning Code. As noted earlier, the City of Santee has adopted the County zoning provisions existing as of December 1980. Affordable seniors housing is feasible in Santee with development at a density of less than 60 housing units per acre. The density incentives for seniors housing could be reduced to 30 or 40 housing units per acre in Santee.

6.4.6 Affordable Housing Density Bonus

The California Government Code Section 56915 (et. seq.) provides for density bonuses based on the provision of affordable housing. Under these provisions, allowance of a 25% density bonus is provided if a developer agrees (and documents) to provide 25% of the total units for low and moderate income households or 10% of the total units for lower income households.

Another provision of the San Diego County Zoning Ordinance permits increased density for lower-income rental dwelling units. According to Section 4120(c):

In areas where permitted by the General Plan, the maximum density specified by the Density Designator may be increased by 20 percent subject to the provisions of the Inclusionary Housing Regulations.

Thus, a 20% density bonus incentive is available to encourage income rental housing. In Santee, this raises the maximum density from 22 to 26.5 housing units per gross acre. New development in Santee has rarely exceeded 20 dwellings per acre. A density bonus incentive may be warranted in Santee but not necessarily one which results in 26 housing units per acre. The General Plan provides opportunity to form higher densities under the Town Center Land Use designation.

6.4.7 Supplemental Housing Assistance -- Affordable Housing Fund

As part of its redevelopment program, the City would be establishing a low- and moderate-income housing fund. Under present law, 20% of the tax increment revenues must be set aside for housing purposes. One of these purposes could be a form of "supplemental housing assistance" to facilitate the production of affordable housing. In the near-term future, once the amount of future funding is known, the City intends to determine ways in which it could offer supplemental housing assistance in new construction. This assistance could take the following forms:

- . Equity Sharing (co-lender).
- . Land Acquisition/Land Banking.
- . Land Value Write-downs.
- . Rental Assistance.
- . Fee Reductions.
- . Others, as appropriate.

6.4.8 Tax Exempt Revenue Bond Financing

Under the provisions of the "Mortgage Subsidy Bond Act of 1980", interest in revenue bonds issued for single-family and rental housing purposes is exempt from Federal income taxation if certain conditions are satisfied. Tax exempt revenue bond

financing offers an opportunity for first-time homebuyers to purchase housing with below market interest rates. This is a need in Santee as reported in Section 4. This same financing source in rental housing must result in 20% of the housing units being affordable to lower-income households.

The City of Santee intends to implement such financing programs if they are available in the future. Because of its size, the City in all likelihood would accomplish one or both programs on a cooperative basis with the County or other cities.

6.5 REMOVE GOVERNMENTAL CONSTRAINTS

6.5.1 Introduction

Under present law, the Santee Housing Program must include the following:

Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.

6.5.2 Zoning Code Revision

Santee is now operating under the basic provision of the County of San Diego Zoning Ordinance, as amended from time-to-time. Through its General Plan Program, the City will have current and internally consistent elements. This includes all nine mandatory elements of the General Plan. The Land Use Element together with the Housing Element will provide a solid framework for the revision of the Zoning Code to suit the needs and desires of the Santee community.

Among the considerations of the Zoning code Revision which span the interests of the Land Use Element and Housing Element are the following:

- Condominium conversion regulations.
- Reuse regulations for mobile home parks.
- Zoning incentives for residential repairs and maintenance.
- Land use standards and development standards.
- Density and other incentives for affordable housing.
- Provisions for specific plan regulations.
- Others, as appropriate.

The Zoning Code Revision program should serve to remove or reduce the impacts of governmental constraints. The revision program should be completed within 18 months following adoption of the Land Use Element and Housing Element.

6.5.3 Efficient Processing

The Department of Planning and Community Development is currently analyzing its administrative review and processing procedures in order to streamline project review. This analysis

will establish for the City an expeditious review and processing system so that housing costs are held to a minimum. The streamlined processing system is intended for all future residential developments, including those producing affordable housing.

6.5.4 Modified Fee Schedule

Fees have an impact on the cost of housing. They affect the profit margin of new developments and may even deter construction if they are too high. The most cost significant fees are not imposed by the City; rather, they are charged by special districts. Nonetheless, as a future action, the City will attempt to find effective ways to reduce the cost impact of fees on otherwise affordable housing. This could involve, for instance, a fee reimbursement program financed by the Redevelopment Agency's affordable housing fund.

6.6 EQUAL HOUSING OPPORTUNITY

6.6.1 Introduction

In order to make adequate provision for the housing needs of all economic segments of the community, the housing program must include actions that accomplish the following:

Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

More generally, this program component entails ways and means to promote equal housing opportunity.

6.6.2 Equal Housing Opportunity Services

Through Community Development Block Grant funding, the City intends to provide tenant/landlord counseling and related housing services to community residents. These services would be furnished by the Heartland Human Relations Association. This organization provides similar services in Lemon Grove, El Cajon and La Mesa. Among the service components are the following:

- . Affirmative Marketing.
- . Fair Housing.
- . Tenant-Landlord Counseling.
- . Workshops and Public Information.

CIRCULATION ELEMENT

1.0 INTRODUCTION

1.1 Summary

Santee's circulation and transportation systems are major factors in shaping the future form and character of the City by directly affecting the location of commercial, industrial, housing, recreational and public uses. The purpose of the transportation system is to provide a safe, efficient, and serviceable framework which ensures that the movement of people and vehicles meets the transportation needs of all sectors of the City.

The City of Santee is located within an area of Southern California which can be best characterized as urbanizing. As such, the circulation links within its jurisdiction will become increasingly important not only in regard to its own growth and development, but likewise to the growth within other neighboring communities.

1.2 Purpose

The purpose of the Circulation Element is to set forth policies and programs which promote effective use of transportation facilities in order to efficiently and safely move people and goods, while striving to protect and wisely manage the environmental, economic, and natural resources of the City.

The Circulation Element must be closely coordinated with the land use, design, noise, scenic highways, and housing elements because circulation and transportation planning efforts have major interrelationships with them. Freeways, arterial highways, major roads and collector roads must be capable of meeting future traffic demands. Concurrent efforts must be undertaken to identify the impact that transportation systems development will have upon future land use patterns. Circulation and transportation planning should provide for safe and efficient movement within the City and region, while discouraging unnecessary traffic movement and noise through residential neighborhood areas. This should be accomplished by effectively designing traffic routes according to their functions, while maintaining design sensitivity to surrounding land uses. The visual appearance of the circulation system not only affects the efficiency of traffic circulation, but also contributes to definition of the image of the City held by residents and visitors to the community. In addition, circulation and transportation planning for the local community must be integrated into regional transportation planning with respect to energy conservation, noise, existing and alternative modes of transportation, and quality of the environment with respect to air pollution.

1.2 Authorization

California Government Code Section 65302(b) mandates localities to include within their General Plans a Circulation Element which describes and locates the basic systems which provide for the transportation needs and land uses of the City.

The Circulation Element consists of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the land use element of the plan.

2.0 EXISTING CONDITIONS

The movement of people and goods within an urban environment can be divided into two basic elements; the mode used for travel, and the circulation system through which that mode must move. In Santee, the circulation system is primarily represented by a hierarchy of streets and pathways ranging from freeways to pedestrian walkways over which people and goods move between communities and within the community.

This section provides an overview of Santee's circulation system. It classifies the streets, identifies the extent of other motorized means of moving goods and people such as buses, and airplanes, and discusses pedestrian and bicycle circulation.

2.1 Street Classifications

The basic element of the Circulation Network is the street and road system. Streets of differing degrees of size and type determine the pattern and physical image of the City, along with vehicular and non-vehicular movement and land use development.

The following is a description of the classifications of streets to be designated within this circulation plan.

Freeways - This classification includes Highways, usually divided, that are designed to accommodate large amounts of through traffic moving at high speeds. Access is controlled by the use of on and off ramps, and grade separation at intersections.

Prime Arterials - This classification serves intracity and intercity travel at grade. Access is controlled by signalization and other traffic controls. Smaller amounts of traffic are carried than a freeway and at slower overall speeds. (The typical right-of-way width for a Prime Arterial is 126 feet).

Major Roads - This classification of roads carry the bulk of local traffic within the community and serve as the primary access routes between neighborhoods, shopping districts and employment centers. (The typical right-of-way width for a Major Road is 102 feet).

Collectors - This classification is primarily designed to carry lower volumes of traffic between major roads. (The typical right-of-way width for a Collector Street is 84 feet).

2.2 Trafficways

East-west travel within the City is accommodated by three principal roads: Prospect Avenue, Mission Gorge Road and Mast Boulevard. Mission Gorge Road presently exists as a four-lane road and carries between 21,000 and 26,000 average daily trips (ADT) as of 1982. Mission Gorge Road is a key road because it serves as a regional traffic corridor as well as providing access to a number of commercial retail centers in Santee. Prospect Avenue and Mast Boulevard carry less than half the volume of Mission Gorge (2,000-13,000 ADT); the highest traffic volumes occur between Cuyamaca Street and Magnolia Avenue. Prospect Avenue is predominantly a two-lane road at this time while Mast Boulevard is both two and four lanes; neither road provides access out of the City of Santee.

Major north-south routes through Santee are more limited. The three most important are Highway 67, Magnolia Avenue and Cuyamaca Street. Highway 67 is an important regional route carrying 35,000 to 48,000 ADT. Magnolia Avenue, generally a two-lane road, has traffic volumes which range between 16,000 and 21,000 ADT. Cuyamaca Street is also a two-lane road except south of Mission Gorge Road where it widens to four lanes; traffic averages between 12,000 to 20,000 ADT. Traffic volumes on Magnolia Avenue and Cuyamaca Street are highest in the immediate vicinity of Mission Gorge Road, particularly south of Mission Gorge Road.

Overall, the City's circulation system is judged to be operating at acceptable levels throughout the day, although a few of the major intersections do have periods of congestion. These intersections are in the core commercial areas along Mission Gorge Road and include the intersections of Mission Gorge Road with Cuyamaca, Magnolia, Carlton Hills and Mast Boulevard, and on the ramps to Highway 67.

Regional circulation plans propose two major roads and an extension of another which would play an important role in the continued efficiency of the circulation system. Proposed State Highways 125 and 52 (SR 125 and SR 52) would provide access outside of the Plan area and carry regional and longer local trips which would otherwise be loaded onto existing streets such as Mission Gorge Road, Cuyamaca Street and Prospect Avenue. The

construction of these two freeways is dependent on the availability of State funding.

Mast Boulevard is proposed to be extended to the west, across the San Diego River to connect with Mission Gorge Road. The completion of this link would increase the function of Mast Boulevard as an east-west traffic corridor through the City. Enhancing the effectiveness of Mast Boulevard would be particularly important as the northern portion of the City begins to develop.

2.3 Bus Service

The City of Santee participates in the County Transit System (CTS) and is presently served by five bus routes (846, 847, 848, 849 and 854) (see Figure 10). These routes provide mass transit facilities within one-half mile of virtually every home in Santee. Passengers can also transfer to five San Diego Transit routes.

2.4 Senior Citizen and Handicapped Transit

Special public transportation is provided to the elderly and the handicapped by a "Dial A Ride" Service which utilizes lift equipped vans for wheelchair accessibility. This service is operated through the American Red Cross and provides curb to curb weekday service.

2.5 Car Pooling

A park and ride lot has been established by Cal-Trans near the intersection of Fanita Drive and Mission Gorge Road for interested participants in car-pooling programs. Bike storage facilities are also available on the lot.

2.6 Bicycle Circulation

Bicycle travel has become an integral part of transportation and circulation network planning. The term "Bikeway" is used to define lanes designated primarily for safe bicycle travel. There are three classifications of Bikeways:

Class I Bikeway - (Bike path or trail) Provides a completely separated right of way designated for the exclusive use of bicycles. Crossflows of pedestrians and vehicles are minimized.

Class II Bikeway - (Bike lane) Provides a restricted right of way designated for the exclusive or semi-exclusive use of bicycles with through travel by motor vehicles or pedestrians prohibited, but with vehicle parking and crossflows of pedestrian and motorist traffic permitted.

Class III Bikeway - (Bike route) Provides for a right of way designated by signage or permanent markings with shared use of pedestrians and/or motorists.

Within the City of Santee existing Bikeways (see Figure 10) include Bike Lanes (Class II) along Mission Gorge Road between Mast Boulevard and Carlton Hills Boulevard, along Carlton Hills Boulevard between Mission Gorge Road and Carlton Oaks Drive, along Woodside Avenue between Magnolia Avenue and Highway 67 and a Bike Route (Class III) along Junipero Serra Road to the western City Boundary.

2.7 Airport

Lindbergh Field, which is located in the downtown area of the City of San Diego, and Gillespie Field, which is located directly adjacent to the southern City of Santee Boundary, both provide aviation services.

Gillespie Field is a general aviation airport used primarily for business and recreational purposes. It does not function as a major transportation mode for residents of Santee. Lindbergh Field is the largest commercial airport within the County of San Diego and provides complete commercial airline service.

2.8 Pedestrian Circulation

Pedestrian movement is provided for through the use of sidewalks within the City. However, the City streets were primarily designed for automobile circulation and do not necessarily encourage pedestrian usage. Within the commercial areas of the City, pedestrians must compete with automobiles. Within some of the older residential areas of the City, there are no sidewalks to separate pedestrians from motor vehicle movement.

3.0 NEEDS

3.1 Regional Needs

The most apparent circulation need within the City of Santee is for the development of an east-west limited access traffic corridor. This corridor would serve to alleviate some of the existing and future traffic congestion along Mission Gorge Road, while at the same time providing an alternative regional east-west thoroughfare within the County, thereby reducing traffic congestion on Interstate 8. This corridor would also function to improve the accessibility to Santee, as well as to other eastern San Diego County urbanizing communities.

The development of State Highway 52 is currently under study in response to this circulation need. Two alternative corridors for the proposed State Highway 52 (Figure 11A) are being researched by the California Department of Transportation, the San Diego Association of Governments, and the City of Santee. These two corridor alternatives include a Prospect Avenue

CITY OF SANTEE GENERAL PLAN

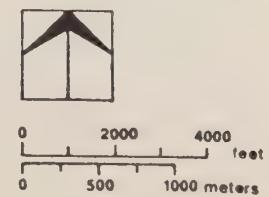
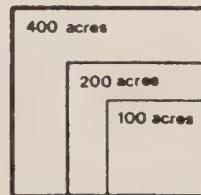
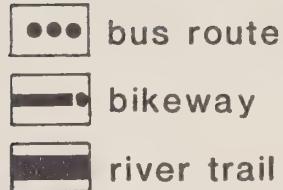


FIGURE 10

PARATRANSIT

ROUTES



Source: City of Santee

Prepared by: Mooney-Lettieri & Associates

southerly route and northerly corridors with optional connections to SR67. It should be kept in mind that because much of the two northern corridor alternatives lie outside of the City boundaries, Santee would have limited jurisdictional control over the ultimate alignment and development of these alternatives. Additional studies will be required for these alternatives concerning adequacy of regional service levels and alleviation of local traffic congestion.

3.2 Local Needs

Currently, Mission Gorge Road exists as the only major east-west road within Santee. In view of the existing congestion along segments of this roadway, the City needs to pursue the extension of Mast Boulevard, Figure 11B, to connect with Mission Gorge Road to the south and Riverside Drive, located in Lakeside to the east. The extension of this road through the City and into Lakeside could help to alleviate the congestion associated with through traffic upon Mission Gorge Road.

Another need is for the development of an alternative north-south route through the City. The development of Highway 125 (Figure 11B) could create an alternative north-south corridor, thereby helping to reduce the existing congestion upon Cuyamaca Street and other local north-south streets. The development of this corridor, conceptually proposed as a prime arterial through the City, will also provide necessary access to northern Santee, including the Fanita Ranch Area. As northern Santee develops, connections to Magnolia Avenue and Cuyamaca Street will need to be provided for adequate linkage to the Intercity circulation system.

An important consideration which should be integrated into the circulation system within Santee is associated with the establishment of unified and enhanced streetscapes and corridor design features. As discussed within the Community Design Element and Scenic Highways Element, the implementation of these features would function to create a network of comprehensible travelways, which would result in increasing the ease of traffic movement and improving public safety within the City. Design features which could be utilized for these purposes include: landscaped medians, adequate street signage, street furniture, and lighting.

The primary function of street medians is to improve traffic safety. Closely related to this is the use of medians to unify and improve the appearance of the streetscape by providing landscaping and paving. During the design review of street medians, the following should be considered.

- 1) Provision of landscaping to enhance the appearance of the streetscape,
- 2) Provision of median plantings that consist of a mixture of drought tolerant trees, shrubs and groundcover watered by drip irrigation until they are established,

- 3) Provision of median paving such as stamped concrete or pavers,
- 4) Compliance with acceptable traffic safety standards, and
- 5) Maintenance costs.

Another existing problem within Santee is the high number of traffic accidents along Mission Gorge Road. As discussed within the Public Safety Element, the traffic accidents along Mission Gorge Road are primarily a result of high traffic volumes along this roadway in conjunction with uncontrolled mid-block left hand turns and numerous entrances and exits along Mission Gorge Road. This results in an increase in conflicting traffic movements. It is possible to reduce this accident problem, however, through the consolidation of entrances and exits fronting on this road, and through the utilization of other traffic control devices such as center medians, left turn pockets, and additional signalized intersections. These street and traffic control improvements should be planned comprehensively along Mission Gorge Road to maximize their effectiveness and ensure compatibility with land uses.

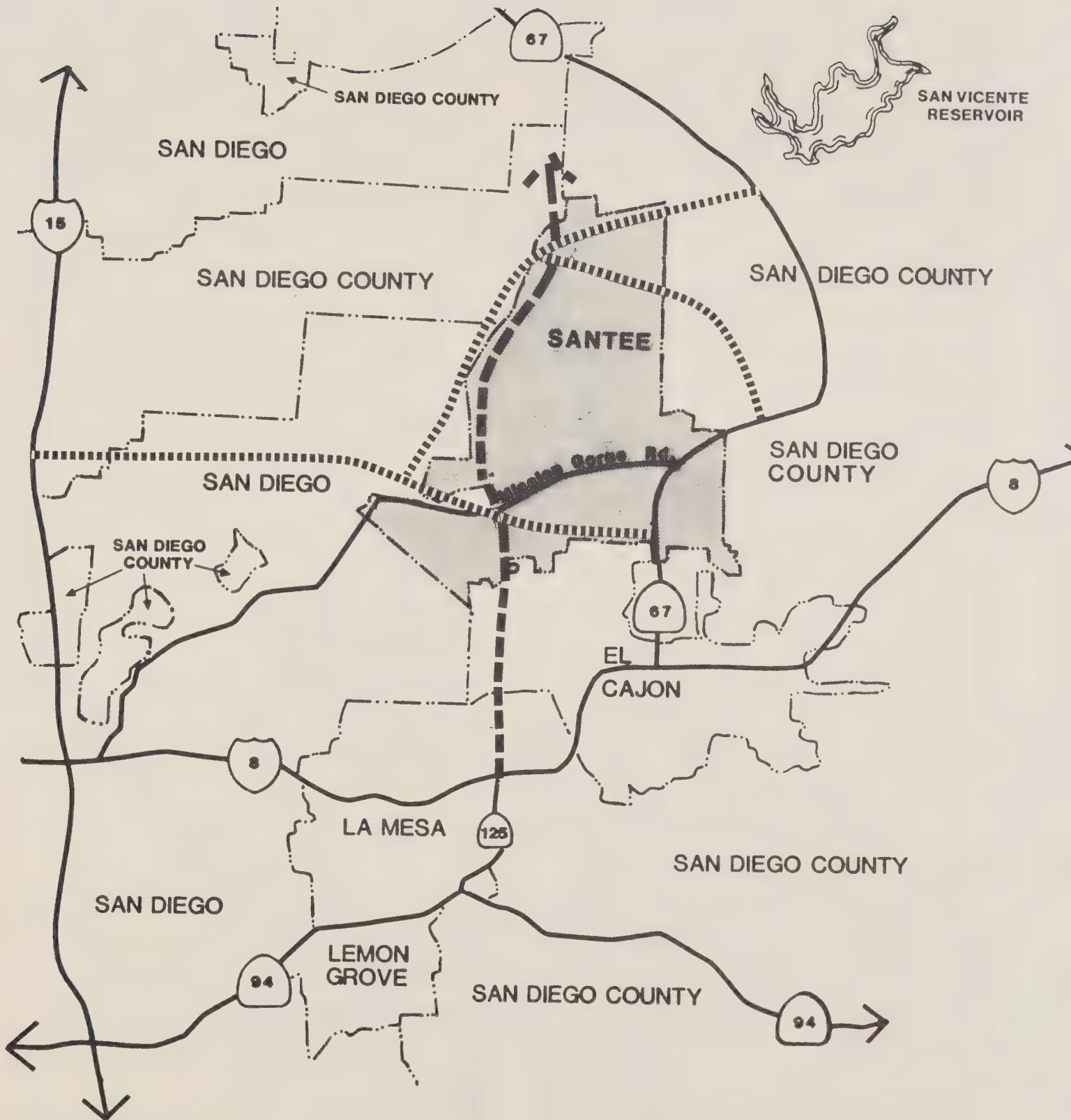
3.3 Alternative Modes

In order to encourage the utilization of alternative and non-motorized forms of transportation within this environmentally attractive community new bikeways and pedestrian trails are needed. The County of San Diego's, San Diego River Conceptual Master Plan identifies the development of regional hiking trails along the river. In association with this plan, Santee needs to pursue the creation of both hiking and bicycle trails adjacent to this river resource. Bikeways could also be developed along Mast Boulevard and Cuyamaca Street. These bikeways should be designed where possible as either completely separated bike paths or restricted right of way bike lanes, in order to ensure public safety.

The City of Santee should also encourage the Metropolitan Transit Development Board to extend the San Diego Trolley Corridor along Cuyamaca Road in the future to provide an alternative mode of travel in the City and mass transit access to the town center. The development of this extension could also provide mass transit to the City of San Diego for various segments of the Santee community including work-trip commuters, senior citizens and young non-drivers.

4.0 GOAL

It is the overall goal of the Circulation Element that a transportation network be established which allows for the efficient and safe movement of all goods, people and vehicles through



- existing highway
- - - Santee city limits
- route 52 corridor alternatives
- - - proposed sr 125

0 1 2 miles

Source: City of Santee
Prepared by: Mooney-Lettieri & Associates

CITY OF SANTEE GENERAL PLAN



FIGURE 11A
REGIONAL CIRCULATION SYSTEM
Revised 4/16/84 per CITY COUNCIL

CITY OF SANTEE GENERAL PLAN

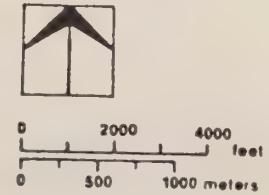
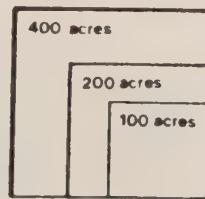
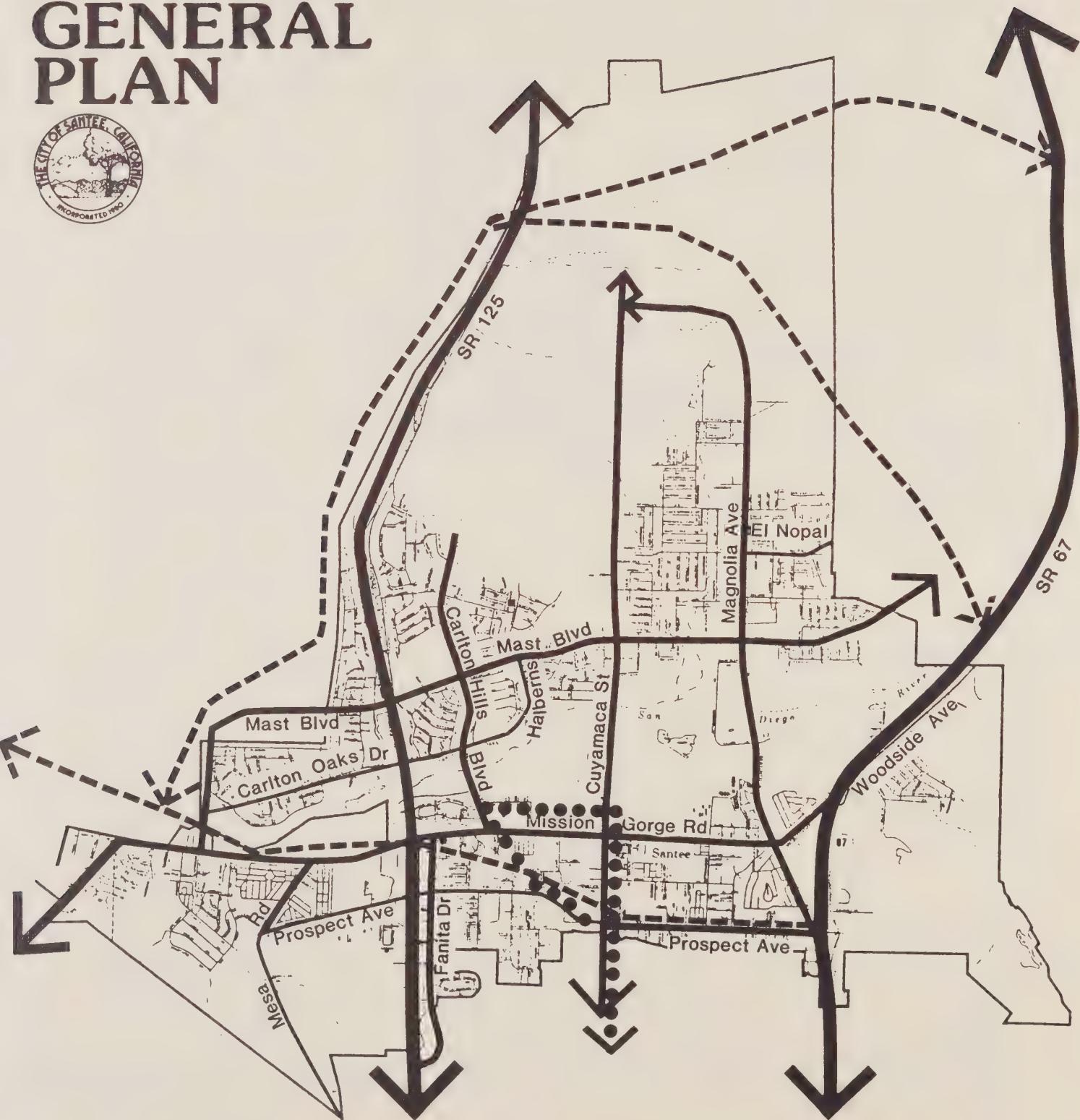


FIGURE 11B CIRCULATION PLAN

- [Solid black rectangle] freeway
 - [Thin black border rectangle] prime arterial
 - [Medium black border rectangle] major road
 - [Thin black border rectangle] collector
 - [Thin black border rectangle with dashed center] route 52 corridor alternatives
 - [Three solid black circles in a row] san diego trolley extension

REVISED 4/16/84 per CITY
COUNCIL

Source: City of Santee

Prepared by: Mooney-Lettieri & Associates

appropriate traffic facilities which meet current demands and projected needs of the population and proposed land use distribution.

5.0 OBJECTIVES AND POLICIES

Objective 1.0

Develop a circulation network of local roads, major roads, arterials and freeway routes that will meet projected traffic needs.

Policy 1.1 The City shall provide input into the proposed State Route 52 planning process to ensure that City-wide circulation concerns and needs are adequately addressed.

Policy 1.2 The City shall encourage the development of an improved interchange with State Route 67 to accommodate future traffic generation and alleviate existing travel limitations.

Policy 1.3 The City should provide for funds in the Capital Improvement Plan which adequately addresses transportation and circulation improvements.

Policy 1.4 The City shall use minimum design standards for streets, which include grade, widths, alignment and public improvement requirements established in the Street Standards Design Manual and Municipal Ordinances and Codes.

Policy 1.5 The City should designate adequate truck routes for the use of heavy commercial and industrial traffic.

Policy 1.6 The City shall establish requirements for parkway development and maintenance.

Policy 1.7 The City shall actively pursue funding such as Community Development Block Grants, Federal Aid to Urban Highways, Transportation Development Act Funds, Redevelopment Project Funds and various other similar funding programs for transportation and circulation related public improvement projects.

Policy 1.8 The City should consider the utilization of a shared funding formula with developers, for specific transportation improvements.

Objective 2.0

Establish an efficient circulation system which provides access to all sectors of the City and supports established land uses.

Policy 2.1 The City should ensure adequate accessibility to the northern undeveloped area of the City by designating major, arterial and collector roads for future dedication required with development.

Policy 2.2 The City should encourage the continued analysis of the proposed Highway 125 Corridor.

Policy 2.3 The City should encourage the development of unimproved public rights of way for circulation needs.

Policy 2.4 The City encourages a Level of Service C throughout the circulation network. The Level of Service could be adjusted on specific roadways or intersections where appropriate mitigation measure have been applied to minimize effects and/or overriding social or economic benefits to the City can be identified.

Objective 3.0

Promote a transportation and circulation system which will maintain the integrity of the surrounding environmental features.

Policy 3.1 The City should restrict the development of transportation corridors within environmentally sensitive areas.

Policy 3.2 The City should strongly oppose the least desirable alternative location for proposed Highway 52 along the San Diego River Corridor.

Objective 4.0

Minimize the impact of automobile travel on the character of Santee by promoting the use of alternative modes of transportation.

Policy 4.1 The City should consider maintaining opportunities for location of a Transit Center within the City where alternative transit modes would connect.

Policy 4.2 The City should promote the development of hiking and bicycle trails along the San Diego River in conjunction with the San Diego River Plan.

Policy 4.3 The City shall establish a comprehensive bicycle route system and designate appropriate bikeways.

Policy 4.4 The City shall encourage and provide for Ride Sharing, Park and Ride, and other similar commuter energy saving programs.

Objective 5.0

Provide a public transportation system that provides adequate connection with neighboring cities and communities.

Policy 5.1 The City should work in conjunction with the Metropolitan Transit Development Board in determining the feasibility and alignment considerations of extending the East County Trolley Line to Santee.

Policy 5.2 The City should provide for the location of bus stops adjacent to major activity centers.

Objective 6.0

Upgrade and maintain existing transportation corridors to meet urban safety standards.

Policy 6.1 The City shall encourage the development of improved signalization and intersection design.

Policy 6.2 The City should encourage the utilization of traffic control devices such as center medians and/or left turn pockets where appropriate.

Policy 6.3 The City shall ensure that newly constructed roads are designed to permit rapid access for emergency vehicles.

Policy 6.4 The City shall ensure that adequate street lighting and traffic control devices are provided throughout the City to ensure safe and efficient mobility.

Objective 7.0

Maximize the utilization of site planning techniques to improve traffic safety.

Policy 7.1 The City shall encourage new subdivision development be designed so that driveways do not take direct access from prime arterials, major roads or collector streets.

Policy 7.2 The City shall promote design standards which allow for safe and efficient transport, delivery, loading and unloading of goods from service vehicles within commercial and industrial areas.

Policy 7.3 The City should pursue minimizing the number of entrances and exits to strategic locations along major thoroughfares.

Policy 7.4 The City should establish appropriate setback and off-street parking requirements.

Objective 8.0

Provide for adequate and safe movement of elderly and handicapped citizens throughout the City.

Policy 8.1 The City should pursue the elimination of physical barriers, such as high curbs, around public facilities and commercial centers to improve access and mobility of the elderly and the handicapped.

Objective 9.0

Improve the ease of movement throughout the City by providing an understandable circulation system.

Policy 9.1 The City should promote the development of unified streetscapes through the utilization of design features such as; landscaped medians, adequate street signage, street furniture and lighting.

Policy 9.2 The City should adopt design guidelines for use in the review of street medians to insure implementation of designs that stress traffic safety, aesthetics and low maintenance costs.

6.0 IMPLEMENTATION

6.1 Circulation Plan

The Circulation Plan as shown on Figure 11B represents an extensive road network in terms of both the number of links and classifications. Street designations range from Freeway to Collector as follows:

6.1.1 Freeways

The following Freeways are designated in the Circulation Plan.

State Route 52 (Proposed) - three alternative corridors are shown

State Route 125 (Proposed) - from southern City Boundary to proposed SR 52 corridor

6.1.2 Prime Arterials

Mission Gorge Road - from western City boundary to Mast Boulevard

State Route 125 - north of approximate alignment with proposed State Route 52

6.1.3 Major Roads

The following routes have been designated as major roads within the Santee Circulation Element based upon projected traffic, accessibility needs and desired level of service:

- Mission Gorge Road - east to west through the City
- Woodside Avenue - East of Mission Gorge Road to Highway 67
- * Magnolia Avenue - south to north from Prospect Avenue to its northerly end**
- * Cuyamaca Street - south to north from the southerly City boundary to its northerly end.**
- * Carlton Hills Blvd. - south to north from Mission Gorge Road to northern end
- Mesa Road - south to north from West Prospect Avenue to Mission Gorge Road
- Mast Boulevard - east to west throughout the City
- Prospect Avenue - east to west from Route 67 to Cuyamaca
- Fanita Drive - north to south from Mission Gorge Road to the southerly city boundary

6.1.4 Collectors

The following routes below have been designated as Collector Streets:

- Prospect Avenue - east to west from Cuyamaca Street to Mesa Road
- * Mesa Road/Lake Murray Blvd. Extension - north to south from Prospect Avenue to southern City Boundary
- * Cowles Mountain Road Extension - north to south from Mesa Road to southerly City Boundary
- Carlton Oaks Drive - east to west from Stoyer Drive to western City limit

Halberns Boulevard - north to south from Mast Boulevard to
Stoyer Drive

EI Nopal Road - east to west from Magnolia Avenue to
eastern City Boundary

- * The Circulation Plan identifies general and approximate locations for future routes to be dedicated and constructed pursuant to development. Precise alignment and design of these routes will require indepth study at the time that future development occurs.
- ** The northerly terminus of this roadway is shown on Figure 11B as the S.P.A. (Fanita Ranch). Extension of this major street into Fanita Ranch is contemplated by the General Plan consistent with the subsequent preparation of a Fanita Ranch Specific Plan.

6.2 Capital Improvements Program

Major efforts should be directed towards the development of a phasing program for capital circulation expenditures, taking into account the projected growth rates, and the location of future growth as outlined by the Land Use and Housing Elements of the General Plan.

Transportation improvements, including street, bicycle and pedestrian facilities should be studied in conjunction with other major proposed capital outlays.

In general, the development of a transportation facility will ultimately depend upon:

- (1) the need for the facility at a particular point in time related to projected traffic volumes and service levels, and
- (2) the ability to pay and the level of deferred costs over time.

Associated with the implementation of a Capital Improvements Program is a requirement for additional economic analysis on the potential need for new revenue sources in relation to how much can be accomplished with present projected source. A cost-revenue analysis, based upon present sources of funds and projected growth rates, will serve to provide some understanding as to the amount of revenue that will be available for future operating costs. The net cost or revenue amounts can then be analyzed to determine the overall magnitude of required capital expenditures.

Following is a recommended list of high priority circulation needs for the Capital Improvement Program;

- (1) Extension of Mast Boulevard to connect with Mission Gorge Road to the south and Riverside Drive to the east.
- (2) Consolidation of entrances and exits along Mission Gorge Road, in association with the development of other traffic control devices including; center medians, left-turn pockets, and signalized intersections where appropriate.
- (3) Extension of Cuyamaca Street and Magnolia Avenue northward as development in northern Santee occurs.
- (4) Development of new bikeways along the San Diego River Corridor, Mast Boulevard and Cuyamaca Street.
- (5) Development of pedestrian trails along the San Diego River Corridor.
- (6) Improvement of interchanges with State Route 67.

For the long term, the City should anticipate inclusion of funds within their Capital Improvements Program to share in the cost of developing the Highway 52 and 125 transportation corridors, and to develop support studies for the location of a multi-modal transit center in coordination with the San Diego Trolley Corridor.

In regard to financing the aforementioned capital expenditures the City of Santee should:

- (1) Investigate alternative State and Federal transportation funding programs, and
- (2) Ensure that all new development be required to bear its fair share of the cost for circulation improvements.

Other development requirements pertaining to the dedication of, or funding of, transportation improvements as outlined within the Subdivision Map Act include:

- (1) Street Dedication per Government Code 66475,
- (2) Dedication for Local Transit Facilities including bus turnouts, benches, and shelters. per Government Code 66475.2, and
- (3) Fees for Major thoroughfares per Government Code 66484. It is at the discretion of the City to create an ordinance which would require the payment of a fee as a condition of approval for the purposes of defraying the costs of thoroughfare construction.

6.3 FIVE-YEAR MAINTENANCE PROGRAM

In addition to the long-term Capital Improvement Program, it is recommended that the City establish a 5-year program for the maintenance of existing and proposed transportation facilities designated by the plan. The program will obviously concentrate on the existing trafficway network at present, and include such likely improvements as street pavement, curb, gutter, and sidewalk improvements, signs and traffic signals, landscaping, and lighting. Continuing maintenance programs would necessarily be expanded in the future to include other various transportation facilities (e.g., bicycle and equestrian facilities).

6.4 DESIGN REVIEW AND PROJECT PROCESSING

All proposed transportation corridors will be reviewed during the Environmental Review process in order to ensure the mitigation of identified significant impacts. In association with this review, the City should encourage the consideration of alternative alignments, which could satisfy the transportation needs, while reducing the significance of these impacts.

6.5 CONTINUED LIAISON WITH OTHER AGENCIES

Throughout the Circulation Element it was noted that currently there are ongoing studies being undertaken by the California Department of Transportation and other state agencies associated with the development of Highways 52 and 125. In view of the fact that the development of these two Highways is of such importance to the City of Santee, it is recommended that the City:

- (1) Continue to monitor the California Transportation Commission hearings,
- (2) Provide input as merited, and
- (3) Coordinate closely with the California Department of Transportation.

RECREATION ELEMENT

1.0 INTRODUCTION

1.1 Summary

Santee presently offers its residents a variety of recreational amenities, including the Santee Lakes Recreation Area, local parks, ball fields, and access to school facilities. In addition, several important opportunities exist which would enable the City to provide many more recreational facilities. Natural features such as the San Diego River corridor and the undeveloped Edgemoor property are in key locations for utilizing and providing recreational opportunities for the citizens of Santee. The policies which have been developed for this Element are aimed at enhancing and continuing the high quality park and recreational standards as this urbanizing community continues to grow.

1.2 Purpose

The Recreation Element is intended to identify park and other recreational resources that exist within the City and to suggest ways in which these resources can be preserved or enhanced. The Element is to be used as a guide for the acquisition and development of a city-wide system of parks and recreation areas.

1.3 Authorization

Although the Recreation Element is discretionary, Section 65303(a) of the California Government Code states that the City's General Plan may include "a recreation element showing a comprehensive system of areas and public sites for recreation, including, when practicable, locations and proposed development of natural reservations, parks, parkways, beaches, playgrounds, recreational community gardens, and other recreation areas."

The Element also has been prepared in accordance with Section 66477 which authorizes a city to require the dedication of land or payment of fees in lieu thereof, or a combination of both, for neighborhood and community parks or recreational purposes as a condition to the approval of a tentative map, based on certain conditions as delineated in the code.

2.0 EXISTING CONDITIONS

Local parks shall be defined as those parks providing for recreational uses in proximity to the homes of Santee residents, in contrast to regional facilities which serve the entire County. They generally are less than 200 acres and may be in the form of mini-parks, neighborhood parks, or community parks. Mini parks are small areas, no larger than two acres and serve a population of about 500 people. Neighborhood parks serve a larger population, from 2,000 to 5,000, and generally range in

size from 2 to 20 acres. They often are located adjacent to elementary schools and should provide three types of recreation: open areas for passive recreation and relaxation, active sports areas, and a neighborhood center. Community parks supplement the neighborhood parks by providing activities that require more space and specialized functions which serve a larger population (10-25,000), range in size from 20 to 200 acres, and include school playgrounds and ballfields and the Santee Lakes Recreation Area. Facilities and activities typically found at various parks are further defined in the GLOSSARY of this document. Regional parks serve the entire County and, as such, are at least 200 acres in size. In this Element, trails shall mean paved or unpaved paths for nonmotorized uses, i.e., hiking, jogging or equestrian.

2.1 Park and Recreation Facilities

The City of Santee owns three parks: Woodglen Vista and Big Rock Parks, which are neighborhood parks; and Mast Park, the City's only community park, which was flooded seven years ago and remains closed. Also located within Santee's boundaries is the Santee Lakes Recreation Area, almost 300 acres of Mission Trails Regional Park, school playgrounds, ball fields, and equestrian facilities. Table 18. shows the breakdown of these local recreational facilities, and Figure 12. denotes their general location.

Table 18.

Local Park and Recreational Facilities

<u>Facility</u>	<u>Acreage</u>
Neighborhood parks	
Big Rock Park	5.00
Woodglen Vista Park	9.96
Community parks	
Mast Park	58.50
School Playgrounds and Ballfields	156.38
Santee Lakes Recreation Area	190.00
Equestrian Facility	<u>1.20</u>
TOTAL	421.03

Santee Lakes is a unique area of land and water developed for recreation by the Padre Dam Municipal Water District. Originally formed by sand and gravel excavation in Sycamore Canyon, the seven lakes provide water-oriented recreation while filtering reclaimed water.

Located within the westernmost portion of Santee is Mission Trails Regional Park. Although only 280 acres are within Santee, the park is planned to ultimately include 6200 acres and will serve many types of users. The master plan for Mission Trails park recommends maintenance of the San Diego River as a live stream and recommends that the easterly portion of the Mission Gorge area be retained in as natural a condition as possible.

As mentioned earlier, the Santee community has three little league ball parks and has access to all school playgrounds and ballfields before and after school hours. Details on available facilities at the schools and parks are included in the Technical Appendix. Although Santee does not have a community or recreation center, the Edgemoor Senior Center and Santana High School provide limited recreational facilities.

2.2 Proposed Projects

The following are park and recreation plans, several prepared by other agencies, for land either in or near Santee:

1. Edgemoor Master Plan. The Edgemoor Master Plan, adopted by the Board of Supervisors on August 7, 1979 as Policy F-38, includes the approximately 425-acre area partially bounded by Cuyamaca, Magnolia, and Mission Gorge Road. The plan provides for lakes, a regional river park, a local park and recreation center, a library site and sites for other civic uses. The proposed Land use Plan anticipates incorporating these uses into an overall Town Center concept, which is fully described in the LAND USE ELEMENT.
2. San Diego River Project. The County's Draft San Diego River Plan, which covers the San Diego River between El Capitan Dam and Padre Dam, illustrates potential river-oriented recreation, including a large area for lakes, parks, and sites for a community center, library and other civic uses, on the Edgemoor Property.
3. Sycamore Canyon Park. A proposal by the State to develop Sycamore Canyon Park, north of the City, for off-road vehicle use appears to be withdrawn. However, it is conceivable that some form of park development eventually will occur in Sycamore Canyon.
4. Mission Trails Regional Park. Mission Trails Regional Park, to be developed jointly by the City and County of San Diego, is a proposed 6,200-acre natural park. With the exception of one area within the southwesternmost portion of the City of Santee, the proposed park is generally to the west of Santee.
5. Mast Park. Mast Park currently is being redesigned. Anticipating primarily passive uses, the park also will reflect the overall goals of and be compatible with the future San Diego River and Town Center projects.

3.0 NEEDS

Residential density is one of the most important factors in planning park locations. Density determines the effective service distance, or spacing of parks, and the population of service areas. While there is no definitive standard for measuring recreation services, the ability of a park system to accommodate increasing use and to adapt to changing recreational preferences is most directly related to the amount and location of the park land. Thus an adequate standard based on park size, service radius, population served, and acres per thousand population, with built-in flexibility to varying neighborhoods, will most likely remain a viable guide.

Santee presently includes an estimated 421 acres of local park and recreational facilities. However, this acreage is inadequate to meet the needs of the community; based on a standard of 10 acres of parkland for every one thousand population, there is an existing shortage of 29 acres. In addition, in the developed portions of the community, the park land is concentrated in large parcels on the western side; existing parks are not developed to their full potential; recreation facilities are at a minimum; and the city has no community center. It must be recognized that while the Santee Regional Lakes (entry fee charged) and school sites (limited hours for public use) provide substantial recreational opportunities for residents, they are under quasi-public control. In that regard, the City has a demonstrated need for more City-owned and operated parks and recreation facilities. The following discussion will briefly summarize recreational needs throughout the City.

3.1 Northwest Quadrant

The area north of Mission Gorge Road and west of Cuyamaca Street has the majority of the public local recreational facilities. It includes Santee Lakes Recreation Area, Mast Park, Sycamore Canyon proposed, Carlton Hills Golf Course, three elementary school playgrounds and numerous private facilities as part of housing complexes.

Citizens in this area have expressed a need for more public recreation areas, especially playing fields. In addition, a bridge across Sycamore Creek or some western access to Santee Lakes would give residents in this area easier access to recreational facilities at the lakes and nearby schools. Mast Park is largely unusable for recreation, although a design plan is currently underway.

3.2 Northeast Quadrant

The area north of Mission Gorge Road and east of Cuyamaca Street contains a fair amount of recreational acreage, although much of it tends to be clustered along Magnolia Avenue. Included are

CITY OF SANTEE GENERAL PLAN

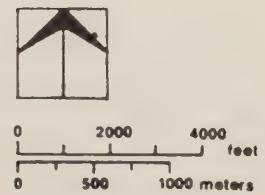
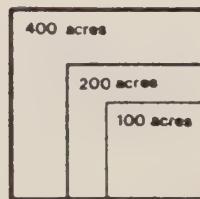


FIGURE 12
RECREATION AREAS

- 1 santee lakes recreation area
- 2 sycamore canyon school
- 3 woodglen vista park
- 4 cajon park school
- 5 santana high school
- 6 carlton hills school
- 7 rio seco school
- 8 paul kay ball field
- 9 edgemoor senior center
- 10 hill creek school
- 11 carlton oaks school
- 12 carlton oaks golf course
- 13 mast park
- 14 cecil gordon ball park
- 15 chet harritt school
- 16 big rock park
- 17 mission trails regional park
- 18 renzulli school site
- 19 prospect school
- 20 beall field
- 21 santee school

Source:
City of Santee

REVISED	RESOLUTION

Prepared by: Mooney-Lettieri & Associates

Woodglen Vista Park, two ball fields, elementary and high school facilities, as well as private facilities.

Woodglen Vista Park has room for expansion and could probably facilitate a few practice playing fields and a community center, if desired. In addition, there is a lot of vacant land in this quadrant, some of which is adjacent to schools. This area also includes the Edgemoor property, a substantial amount of which could ultimately be used for public parkland and other recreational activities.

3.3 Southwest Quadrant

The southwest quadrant of the city, south of Mission Gorge Road and west of Cuyamaca Street, contains a large amount of regional park acreage but lacks adequate local public parkland acreage and facilities. Big Rock Park, Renzulli school site (with Saddle Club and Softball Club facilities) and two elementary school playgrounds comprise the possible recreational activities.

Many residences are between one-half and one mile from these, and some areas are farther. Development of the Renzulli school site for permanent recreational uses could assist as a remedy the situation, however the westernmost portion of the city would still lack any large playing fields, and publically owned facilities.

Another potential recreational area exists along Forester Creek. A linear park and trails linking with the San Diego River, need to be considered as part of the future flood control improvements planned for the creek.

3.4 Southeast Quadrant

The portion of the City east of Cuyamaca Street and south of Mission Gorge Road includes Beall Field and one elementary school playground, which has playing fields. Overall, this area falls short of providing adequate public park acreage of recreational uses for the existing population.

The southeasternmost portion of the city, east of State Route 67, has no recreational acreage or facilities at all, although the Sky Ranch area shall eventually include some trails and natural open space on Rattlesnake Mountain. Future development may serve to intensify the need for school facilities, playing fields and other recreational facilities.

3.5 San Diego River Corridor

Great opportunity exists for both public and private recreational development; i.e. parks, ball fields, trails, etc. along the San Diego River Corridor. This resource can provide numerous recreational amenities to the citizens of Santee. As such, a coordinated planning effort is essential between the

various individual projects being proposed within the City as well as other region-wide plans, especially the San Diego River Project.

3.6 Fanita Ranch

Fanita Ranch comprises the northern portion of the City and, currently undeveloped, provides large amounts of open space for the City. As Fanita Ranch develops, under Specific Plan procedures, into a residential community, its residents will need both private and public recreational facilities, which are comparable to other developing portions of the City. Adequate recreational areas, both active and passive, need to be provided for in the future development plans for Fanita Ranch.

4.0 GOAL

The goal of the Recreation Element is to provide a system of public parks and recreation facilities which serve the citizens of Santee.

5.0 OBJECTIVES AND POLICIES

Objective 1.0

Provide a minimum of 10 acres of parkland and recreational facilities for every 1,000 population in Santee. These 10 acres could include a combination of local parks, trails, school playgrounds and other public facilities which meet part of the need for local recreational facilities.

Policy 1.1 The City shall increase the amount of park and recreational facility acreage in Santee to more closely conform to the local park land standard.

Policy 1.2 The City shall encourage the Santee School District and the Grossmont Union High School District to jointly develop and use school property for recreational purposes.

Policy 1.3 The City shall encourage the Padre Dam Municipal Water District to continue to jointly develop and use the Santee Lakes Recreation Area for recreational purposes.

Policy 1.4 The City shall promote the compatibility of land uses adjacent to parks.

Policy 1.5 The City shall base the fees paid in lieu of dedication of park land on the fair market value of land according to the formula established in the Parklands Dedication Ordinance.

Policy 1.6 The City shall not permit the payment of in-lieu fees for developments of 50 lots or more, unless the Planning Commission finds there are no suitable lands available for park land dedication.

Policy 1.7 The City should, when feasible, require developers to contribute land and develop on that land multi-purpose playing fields or recreational facilities.

Objective 2.0

Provide adequate recreational acreage and facilities in all areas of the City.

Policy 2.1 The City shall include the development of a river park with active and passive recreation uses and civic uses on the Edgemoor property, as part of a larger Town Center.

Policy 2.2 The City shall encourage the inclusion of recreational facilities in all mixed land use developments, especially within the Town Center and Resort Recreation land use descriptions.

Policy 2.3 The City should not relinquish existing public park land to non-public purposes.

Policy 2.4 The City should locate and use mini-parks in the built-up areas of Santee where recreational facilities are needed and where available land is limited.

Policy 2.5 The City should require the inclusion of private recreation areas in Planned Residential Developments.

Policy 2.6 The City shall aggressively pursue the development of additional publicly owned parks and recreation facilities which are distributed throughout the City to meet the needs of all residents.

Objective 3.0

Provide readily accessible recreational facilities to meet the needs of persons of all ages, physical conditions and socio-economic situations.

Policy 3.1 The City shall acquire sites and develop facilities to provide for special recreation needs.

Policy 3.2 The City shall encourage service clubs, civic groups, individual donors and others to help in the development of recreational facilities.

Policy 3.3 The City shall encourage private employee recreation in business and industrial areas in order to provide recreational opportunities for employees.

Objective 4.0

Provide an adequate system of multi-use trails.

Policy 4.1 The City should include both hiking and bicycle trails in any trail system; equestrian trails also should be considered.

Policy 4.2 The City shall, in developing a trail system, especially in the San Diego River corridor, coordinate between various projects within the City, as well as with a regional trail system in the County.

6.0 IMPLEMENTATION

The following measures seek to implement the objectives and policies of the Recreation Element:

- 6.1** Acquire land through the use of Quimby Act dedications for the development of parks and recreational facilities in areas of the city which are currently lacking them or show a deficit based on the local park standard.
- 6.2** Use State and Federal funds for the acquisition and development of recreational facilities whenever possible.
- 6.3** Continue cooperation with other agencies in the development and implementation of the San Diego River Project Plan to assure compatibility with Santee's General Plan.
- 6.4** Continue responding to regional recreational projects proposed by other agencies to assure compatibility with Santee's General Plan.
- 6.5** Pursue the possibility for County donation of park land on the Edgemoor property.
- 6.6** Coordinate with the County of San Diego Flood Control District to develop plans for utilization of flood control right-of-ways for passive recreational uses, especially along Forester Creek.
- 6.7** Work with the school districts to implement joint use and maintenance of school facilities for recreational purposes, including multi-purpose playing fields.
- 6.8** Pursue all possible avenues of funding for the development of multi-purpose playing fields and a community/recreation center.
- 6.9** Pursue the possibility of an entrance to Santee Lakes Recreation Area from the west and a bridge across Sycamore Creek.

RESOURCE MANAGEMENT

**CONSERVATION ELEMENT
OPEN SPACE ELEMENT**

CONSERVATION ELEMENT

1.0 INTRODUCTION

1.1 Summary

The City of Santee, which is currently in a transitional stage of growth, from a predominately rural setting to an urbanizing community, still has an abundance of largely undeveloped land and valuable natural resources. Santee's unique environment affords the City the opportunity to encourage development while at the same time promoting the wise management of resources for the benefit of the citizens of Santee.

1.2 Purpose

The purpose of the Conservation Element is to identify the community's natural and man-made resources and to encourage their wise management in order to assure their continued availability for use, appreciation, and enjoyment.

The Conservation Element is designed to develop policies and implementation programs which will encourage the conservation and proper management of all identified natural resources within the City.

1.3 Authorization

Government Code Section 65302(d) mandates each city and county in California to adopt a Conservation Element which is intended to provide direction for the conservation, development, and utilization of resources, including water and its hydraulic forces, forests, soils, rivers and other waters, plant and animal life, minerals and other resources where applicable.

2.0 EXISTING CONDITIONS

2.1 Water Resources

2.1.1 Watersheds and Hydrology

The water in Santee's waterways comes primarily from three sources, surface runoff, groundwater from aquifers, and reclaimed water from Padre Dam Municipal Water District's treatment plant and Santee Lakes reclamation area.

The City of Santee has five waterways shown on Figure 13 including: the San Diego River and its tributaries, Forester Creek, Sycamore Creek, a creek running approximately parallel to Fanita Drive, and a creek running approximately parallel to Big Rock Road. All of the creeks have their own watersheds in addition to lying within the larger San Diego River watershed.

In terms of watersheds, Forester Creek drains the runoff from the north facing slopes of hills within the City of El Cajon. Sycamore Creek drains the runoff from Sycamore Canyon and from Carlton Hills, and the creeks running parallel to Fanita Drive and Big Rock Road drain the runoff from Cowles Mountain and Fanita Hills located within the City of El Cajon.

All of these watersheds empty into the San Diego River, which flows westward into the Pacific Ocean.

Although none of these waterways have been fully channeled, portions of the San Diego River and Forester Creek have been partially improved with earthen and rip-rapped banks to mitigate potential flood hazards. Even with these flood control measures, portions of Santee would be inundated by a 100 year flood event as shown on the Hydrology Map, Figure 13.

In August, 1983, the County of San Diego completed a Conceptual Master Plan for that portion of the San Diego River between El Capitan Dam and Old Mission Dam. The plan includes a conceptual land use plan, and policy recommendations for land use, flood control, sand extraction, circulation, utility-infrastructure, and parks, recreation and open-space. The plan recommendations relevant to the City include:

- 1) the maintenance of the Forester Creek channel in its present location in order to preserve existing high quality riparian vegetation,
- 2) the implementation of a "Live Stream Project" for the San Diego River, discussed later on in this Element,
- 3) the support of San Diego County's policy for the Edgemoor property, which includes the development of lakes, a regional river park, a local park and recreation center, sites for civic and commercial uses and other private development.
- 4) the excavation of a natural-style channel and lakes on the Edgemoor property, and the re-establishment of riparian vegetation along the segment of the river within the western portion of the property, and
- 5) the discontinuance of sand mining west of the Magnolia Avenue bridge.

2.1.2 Domestic Water Supply

There are several agencies that administer and control domestic water flow and its quality within Santee. The vast majority of Santee residents receive their water from the Padre Dam Municipal Water District. The Padre Dam Municipal Water District contracts with the Helix Irrigation District and the San Diego County Water Authority for its water. The San Diego County Water Authority is one of 27 member agencies in the Metropolitan Water District (MWD), which is responsible for

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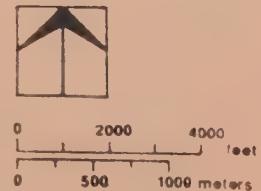
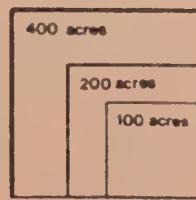
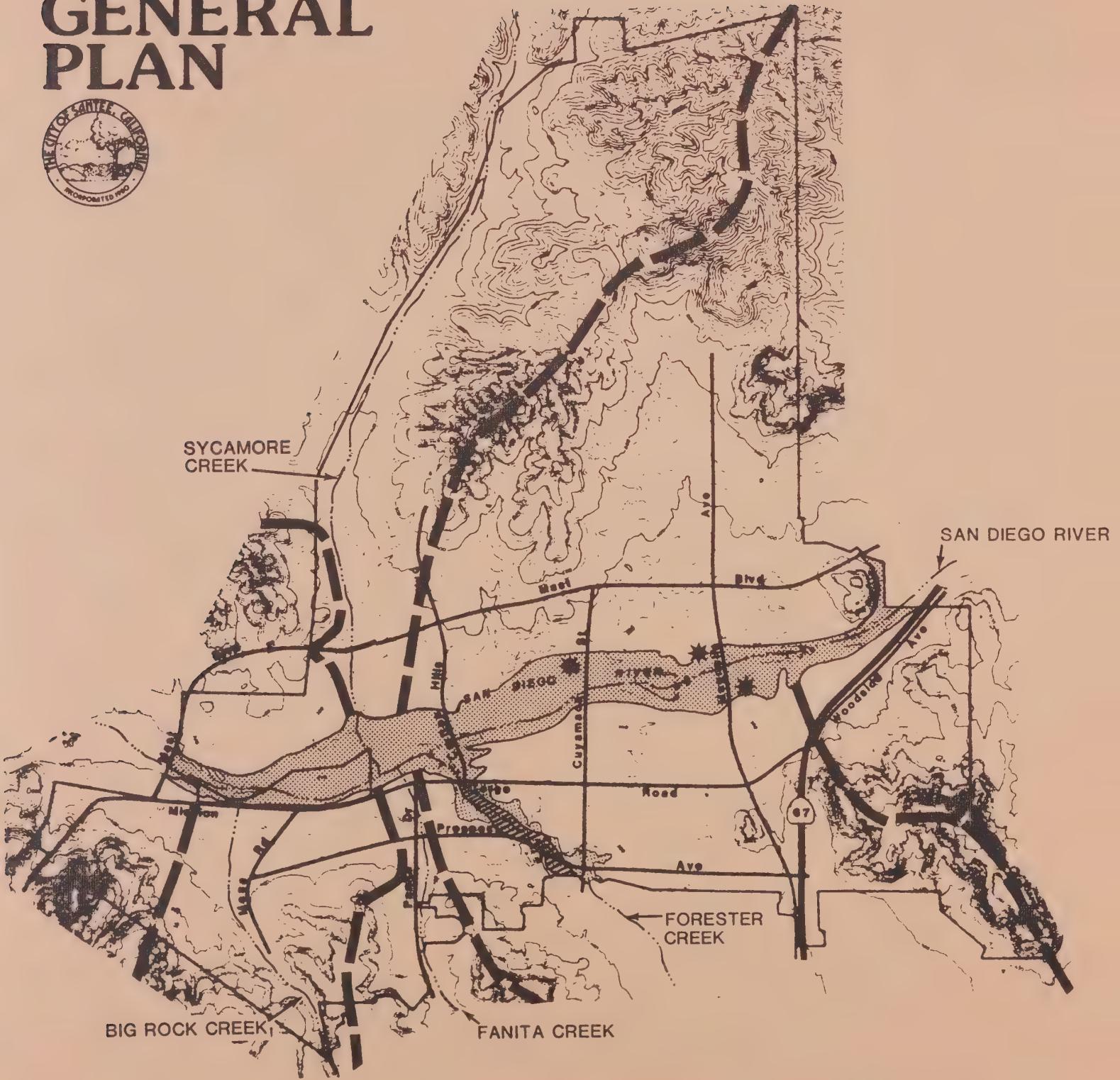


FIGURE 13

HYDROLOGY

-  water course
 -  sand and gravel operation
 -  1983 100-yr floodplain
 -  watershed
 -  forester creek floodway overlay

Source: City of Santee

Prepared by: Mooney-Lettieri & Associates

importing and distributing water from the Colorado River and northern California to its member agencies.

At this time the supply of water from the Padre Dam Municipal Water District is adequate to meet the demands within the City of Santee. However, the high rate of population growth anticipated within Santee in conjunction with regional growth anticipated will likely result in a locally significant increase in the demand for water. It is contingent upon the local jurisdictions to practice water conservation, in view of the fact that the MWD supplies of water will likely be reduced in the future associated with; 1) the advent of the Central Arizona Project which will reduce MWD supplies of Colorado River water by roughly 50 percent, 2) the reduction of water supplies from northern California as additional supplies are needed in the areas of origin, and finally, 3) the recent defeat of the proposed Peripheral Canal.

Conservation measures which can be undertaken within Santee today include: the use of reclaimed water for irrigation of parks and greenbelt areas, and the use of small tank toilets and low volume shower heads to reduce total water demands. Currently, the City of Santee has within its borders a successful water reclamation project as discussed below.

2.1.3 Water Reclamation

The Padre Dam Municipal Water District has been operating a world-renowned, wastewater reclamation project at the Santee Lakes Recreation Area since January 1968. This wastewater reclamation project includes a plant which processes and treats approximately one million gallons of sewage per day. After plant processing, the treated water is filtered through sand and gravel before flowing by gravity into the man-made Santee Lakes. Upon completion of the trip through all seven lakes, the reclaimed water may be used for irrigation and industrial applications. The one million gallons of reclaimed water which is generated per day is currently utilized within the lakes and for irrigation of the surrounding Santee Recreational Lakes Parkland.

Padre Dam Municipal Water District regularly sends Santee Lake water samples to the Regional Water Control Board and the State Health Department. The Regional Water Quality Control Board checks the nutrient content and enforces the Federal standards. The State Health Department monitors the water for bacteria.

The seven Santee Lakes located within a dry streambed of Sycamore Canyon and associated parkland are regarded as a major visual and recreational feature within the city. Recreational pursuits provided at this regional park include: boating, fishing, camping, picnicking and other forms of outdoor recreation.

The San Diego Regional Water reclamation Agency was established in 1977, consisting of the County of San Diego, the Cities of San Diego and Carlsbad, and nine special sewer and/or water districts and the County Water Authority. The County represented 13 sanitation districts. The overall goal of the agency is to initiate programs in search of means to reclaim wastewater as a beneficial supplement to the imported water supply of the San Diego region. After extensive review of potential uses of reclaimed water and new technologies for the production and use of reclaimed water, the Agency has decided to pursue two closely related programs. The first program is in the area of low energy advanced biological treatment for the production of reclaimed water. The second program is the development of live stream management techniques, as discussed below.

The San Diego Regional Water Reclamation Agency selected the San Diego River for the proposed demonstration of what is known as the "live stream concept". The concept envisions the establishment and maintenance of lush vegetation and managed riparian habitat that is sustained by reclaimed water. The live stream project begins at the Padre Dam Municipal Water District reclamation facility in Sycamore Canyon and extends downriver to the Pacific Ocean, a distance of about 20 miles. The project was endorsed by the San Diego Association of Governments' Board of Directors in the Comprehensive Plan for the San Diego Region Areawide Water Quality Management Plan, San Diego-Riverside Designated Area.

2.2 Land Resources

2.2.1 Landforms

Two distinctive areas of geomorphology exist within the City of Santee, including: the coastal plain of the Coastal Province, and the foothills of the Peninsular Range Province. The narrow coastal plain which is dominated by marine terraces or mesas, and dissected by the San Diego River occupies the majority of the City. Within the southeastern corner of the City is located the foothills of the Peninsular Range, which can be described as a giant westerly-tilted fault block, created from a series of earth movements.

2.2.2 Geology

The geology and subsurface formations of Santee include Eocene Age sediments of the Friars Formation and Stadium Conglomerate, which comprise the marine terraces of the coastal plain landform. These sediments are generally underlain by granitic rock, which comprises the primary subsurface formation of the Peninsular Range. The rock strata underlying Santee was created as a result of the compaction of various rock sediments over thousands of years, thus its sedimentary designation. Alluvium and colluvium surficial deposits occur in the drainage bottoms and lower slopes within the city.

2.2.3 Soils

The soils found along the San Diego River within Santee are generally highly fertile, whereas, those soils found further north and south are relatively infertile. The soils along the San Diego River are predominately loamy fine sands and clay loams. Those located within the foothills of the Peninsular Range are sandy loams and loamy coarse sands. As discussed within the Seismic Safety Element, those soils associated with the Friars Formation and those soils located within valley and drainage bottoms are susceptible to erosion or other more significant forms of earth movement (landslides).

2.2.4 Mineral Resources

Valuable sand, gravel and crushed rock resources which are extremely important to the construction industry are located within the City.

Known collectively as aggregate, these commodities provide bulk and strength to concrete, cement, oil-based road mix, and plaster or stucco products. They provide between 80 and 100 percent of the material volume in road bases, sub-bases, and as fill for construction of homes and businesses. River (or alluvial) sand and gravel is preferred to crushed stone for aggregate because the naturally fragmented and rounded material is less expensive to quarry and because a wet mix made with rounded particles of alluvial sand and gravel has better workability than one made with angular particles.

The portion of the upper San Diego River, which flows through Santee and Lakeside, contains approximately 23 percent of the available construction sand reserves of the metropolitan San Diego market area. San Diego River sand is of high enough quality to be competitive with other sources in the County. It is essentially free of undesirable reactive substances; it generally contains 50 to 85 percent desirable concrete sand; and it rarely has more than 30 percent fine mining wastes. The depth of the best deposits vary from 10 feet to 60 feet, although industry sources report pockets of deeper deposits.

Location of Mineral Resources in Santee -

The State's mineral classification study (Special Report 153) uses the term "Mineral Resource Zone" (MRZ) to describe the potential for mineral resources in an area. Santee has land designated in two categories: MRZ-2 and MRZ-3. MRZ-2 designates areas where adequate information indicated that significant mineral deposits were present or where it was judged that a high likelihood for their presence existed. MRZ-3 areas are those containing mineral deposits whose significance cannot be evaluated from available data. This classification also includes areas where both acceptable and unacceptable quality material are intermixed, usually in layers.

In Santee, the areas designated in the MRZ-2 zone are primarily along the floodplain of the San Diego River and on hills underlain by Cretaceous granitic rocks. These hills are located north of the existing development in Carlton Hills, south of the existing development along Prospect Avenue between Mesa Road and Fanita Drive, and north of the existing development at the north end of Magnolia. The remainder of Santee is designated MRZ-3. Obviously, in spite of the potential for mineral recovery from any MRZ area, consideration of economics, land use compatibility and environmental protection are at least as important as mineral quality when deciding on the appropriateness of mining in a particular area.

Locations of Aggregate Mining Operations -

Santee is one of the five jurisdictions in San Diego County having mines with alluvial sand deposits that meet the quality specifications for concrete aggregate. Santee has five aggregate mining operations: Martin-Cuyamaca, Industrial Asphalt, RCP - Pit #1, RCP - Pit #2, and RCP - Pit #3. The general locations of these are shown on Figure 13.

The south and west-facing slopes of a hillside north of the northern end of Magnolia were previously used as a rock quarry to provide riprap for San Vicente Reservoir. However, this quarry has not been used for several years and would require a Major Use Permit to be reactivated.

Existing as well as proposed new mining operations are subject to regulations for health, safety, land use and environmental compatibility by local, regional, state and federal agencies. These regulations are described within the Implementation Section later in this Element.

2.2.5 Archaeological and Cultural Resources

Many prehistoric sites of Native American Camps have been recorded in Santee, (Figure 14.), with the majority of these being located along or near the San Diego River, Forester Creek and Sycamore Creek. Other areas of Santee which contain known significant resources or lands of projected resource potential include: Mission Trails Regional Park, the area south of Mission Gorge Road/Woodside Avenue between Fanita Drive and SR67, the Sky Ranch Area, and North Magnolia Avenue, including the land bounded by Fanita Ranch on the west and north, the City limits on the east and residential subdivisions centered around Magnolia Avenue on the south.

At present, a total of 35 prehistoric sites are known to occur within the Santee City limits based on a review of official records. Of this number approximately 20 percent have probably been destroyed and some 50 percent are relatively insignificant resources; however, as a complete survey inventory has not been conducted, additional sites can be anticipated. The types of sites within the City range from small milling station and

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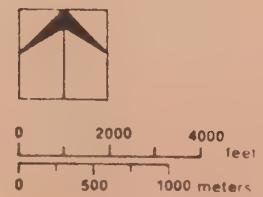
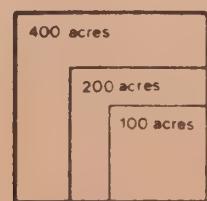


FIGURE 14

ARCHAEOLOGY

- [Dotted pattern box] area of high probability for significant cultural resources
- [Hatched box] area of moderate probability for significant cultural resources
- [White box] area of no significant cultural resources

Source: Santee General Plan EIR
Prepared by: Mooney-Lettieri & Associates

isolated artifact occurrences to major millages with substantial subsurface midden components. Most are of Late Prehistoric Tradition affiliation, though a few are described as of Early Archaic and Paleo-Indian antiquity.

Only three historic sites have been recorded within Santee, representing but 10 percent of the total cultural resource inventory. Two of the sites date to the early 1930's and were recorded during a survey for proposed State Route (SR) 52. They include a historic trash site near Cuyamaca Street and Mission Gorge Road, and a depression era agricultural complex located in the eastern part of the City near Woodside Avenue. The third has not as yet been officially recorded with the regional office, having been identified by Wirth Associates last year. This site, the Edgemoor Farm Polo Barn, occurs within the vicinity of Mission Gorge road and Magnolia Avenue, an area described as potentially containing numerous historic archaeological remains.

2.3 Biological Resources

Although sensitive habitats occur within the City, the majority of natural biological resources have been disturbed by urban development and other human activities (i.e., grading, brushing and off-road vehical use). The San Diego River corridor through Santee has been altered by high flood waters as well as human disturbances and improvements (i.e., sand extraction and flood control). In general, native riparian/oak woodland and non-native/ruderal vegetation exists in the undeveloped drainages while chaparral and inland sage scrub dominate the upper slopes. The remaining areas have either been developed or support native and non-native grasses and ruderal shrubs.

Riparian/oak woodland vegetation is considered significant wildlife habitat, particularly for many bird species. This resource is declining rapidly in San Diego County and should be protected and enhanced in order to preserve the diverse native wildlife which it supports. In the City, this vegetation community is somewhat disturbed, and occurs in relatively small areas along the San Diego River and Sycamore Creek. Riparian and oak woodland vegetation are usually referred to as separate communities. However, neither vegetation type is well-developed within the project area; and therefore are addressed together as woodland habitat. Freshwater aquatic vegetation is found around man-made ponds in Sycamore Canyon (associated with the water reclamatiion facility treatment ponds) and the San Diego River bed (associated with sand extraction). This freshwater habitat is considered valuable to wildlife particularly in combination with streamside woodlands. Chaparral and inland sage scrub communities occurring on large undeveloped acreages within the City also provide valuable wildlife habitat, though not as diverse as woodland and aquatic vegetation.

The primary habitats of concern, as mentioned previously, are woodland/aquatic and undisturbed chapparral/sage scrub

vegetation communities. Five areas within the City of Santee remain relatively undisturbed by urban development and contain adequate resources to support "high interest" floral or fauna species listed within the Conservation Element Technical Appendix. These five areas are shown in Figure 15. and described below in relative order of their significance.

San Diego River. This corridor bisects the City from east to west, containing roughly 1,700 acres of natural and disturbed habitat for the sensitive Golden Eagle, Bell's Vireo, Grasshopper Sparrow, Loggerhead Shrike, Burrowing Owl, San Diego Ambrosia, San Diego Barrel Cactus, San Diego Golden Star, and San Diego Sunflower; as well as many other native floral and faunal species. Tributaries to the San Diego River (e.g., Sycamore and Forester Creek) are important complements to this habitat, whether or not they contain the valuable resources themselves. The tributaries can be considered as extensions of the river habitat as well as contributing to the water supply. Urban development has resulted in partial channelization (natural and man-made) of these drainages, thereby limiting habitat potential. Sand extraction in the central and eastern portion of the river has both disturbed (through mining), and enhanced (through ponding) valuable moist or aquatic habitat. The U. S. Fish and Wildlife Service has identified portions of the river basin as possible critical Bell's Vireo habitat; meaning preservation of the corridor is essential to maintaining and reestablishing populations of this depleted bird species (Greenwalt, 1980). In addition, the Golden Eagle has been known to forage in woodland and grassland (disturbed fields) areas of the river basin.

Sycamore Canyon. This drainage is the most biologically significant tributary to the San Diego River within the City of Santee. The man-made Santee Lakes and water treatment ponds along Sycamore Creek, which parallel the northwestern City boundary, provide important aquatic and woodland habitat for a variety of wildlife similar to the San Diego River. Santee Recreational Lakes are considered one of the more popular areas for bird watching in San Diego County. Significant resources identified in this area include the largest of the three known populations of the endangered Poway Mint, as well as the rare Rush-like Bristleweed. Woodland drainages and brush cover slopes also are identified as excellent wildlife habitat.

Panita Ranch. This area occupies 2,370 acres of the northern one-quarter of the City, including portions of Sycamore Canyon. The steep ridges just north of existing development contain what is possibly the largest, most dense population of the sensitive San Diego Barrel Cactus that remains in the United States. Other resources identified are the rare Variegated Dudleya, and sensitive Mesa Clubmoss and San Diego Sunflower. Although much of this area is continually disturbed by unauthorized off-road vehicle activity, dumping and shooting, significant habitat also exists for several observed and expected sensitive reptile species. The biological survey conducted for the proposed

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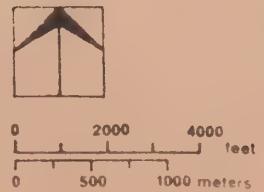
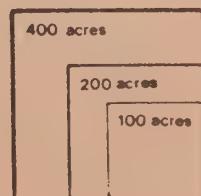
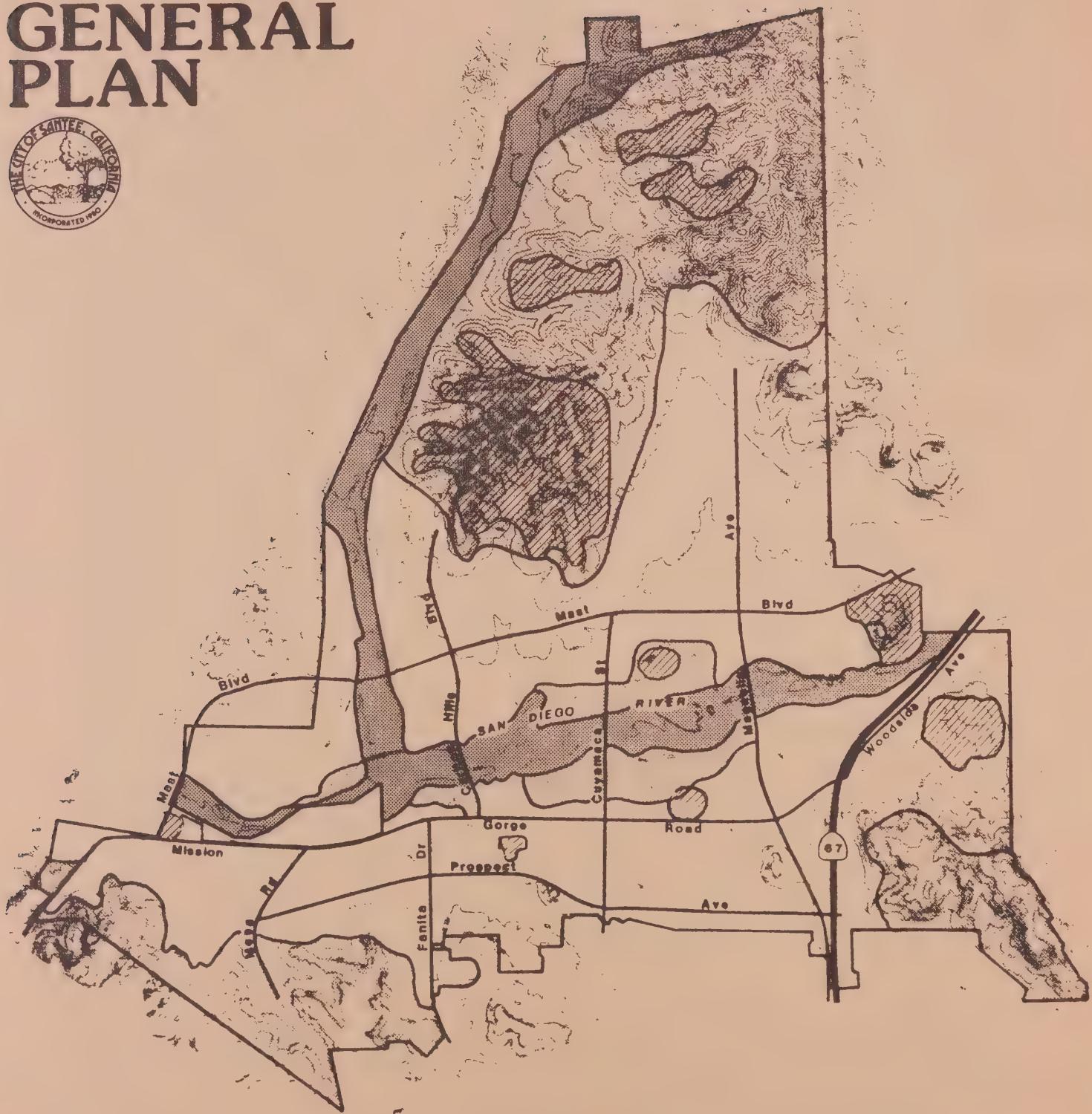


FIGURE 15

BIOLOGY

-  area of significant woodland, wildlife habitat
 -  area of locally valuable foraging and nesting habitat
 -  area of "high interest" floral and faunal species
 -  area of no identified significant biological resources

Source: Santee General Plan EIR

Prepared by: Mooney-Lettieri & Associates

Fanita Ranch development, found a raptor nest in the north-central portion of this area (Westec, 1977). A number of raptors (i.e., White-tailed Kite, Red-tailed Hawk, Marsh Hawk and American Kestrel) may be expected to roost in the woodland drainages.

Mission Trails Regional Park. This undeveloped corner of the City contains portions of the steep slopes of Cowles Mountain, and an unnamed tributary drainage to the San Diego River. Significant biological resources are associated with the riparian woodland along the San Diego River. No sensitive resources have been identified on these slopes; however, this undisturbed open space is considered valuable to area wildlife and may contain sensitive plant populations.

Sky Ranch. This area is located in the southeast corner of the City, east of State Route (SR) 67, and encompasses approximately 450 acres. The steep ridgeline is almost entirely covered by coastal sage scrub with the sensitive San Diego Sunflower as one of the dominant brush species. An isolated occurrence of San Diego Barrel Cactus was identified in the southern-most portion during a 1980 biological survey (Recon, 1980). Wildlife diversity is relatively low; however, the Black-tailed Gnatcatcher, Sharp-skinned Hawk, Marsh Hawk and Prairie Falcon were observed during the previous survey (1980). In southern California, the Prairie Falcon, March Hawk and Black-tailed Gnatcatcher are declining in abundance. No other sensitive fauna species were observed or are expected to occur in this area, primarily due to its isolated location surrounded by intense urban development.

3.0 NEEDS

3.1 Hydrology

The natural watercourses within the City provide unique riparian habitat for various flora and fauna, as well as providing aesthetically appealing open space and passive recreational opportunities for the citizens of Santee. As such, the City needs to encourage the preparation or maintenance of adequate open space uses adjacent to these waterways. This would serve to reduce flood damage hazards, promote visual and recreational uses, and maintain utilization for wildlife habitats.

Flooding of the various watercourses within the City is regarded as a significant public safety hazard as described within the Public Safety Element. One means for reducing this potential hazard would involve either the designation of low intensity land uses (open space) adjacent to these waterways or structural flood control improvements to the various waterways where flooding already exist as a problem. In response to flood problems, all natural waterways within Santee need to be analyzed. Flood control solutions must emphasize the consideration of maintaining habitats and visual resources.

The mining of sand and gravel resources from water corridors has also contributed to increasing flood hazards in some areas and the destruction of river crossings, utility lines and other facilities. To assure that these flood impacts are reduced the City needs to carefully review all proposed mining operations within water corridors, and require the mitigation of all identified impacts (i.e. flooding, bridge abatement scouring) where significant problems are anticipated.

Domestic Water

Shortages of water is one of the most pervasive of all problems facing Southern California in the near future as demands for water increase with the development of housing, commercial and industrial facilities.

The rate of population growth projected within the City in conjunction with the regional growth anticipated, will likely result in a locally significant increase in demand for water, thus placing an enormous burden on the common supplies of water for Santee and surrounding cities.

To assure that adequate water supplies are made available in the future, the City needs to coordinate closely with the Metropolitan Water District and the San Diego County Water Authority to support supply planning efforts. Close watch should be kept on Colorado River water reductions and the proposed development of other water delivery systems. In addition, the City needs to utilize water conservation measures as development occurs and retrofit water systems.

3.3 Water Reclamation

One innovative water conservation method, currently being undertaken within the City, is the reclamation of wastewater to be utilized for recreational, industrial and irrigation purposes. Because water reclamation and conservation of domestic water encompasses questions of regional water allocation, the City needs to continue its current wastewater conservation efforts. As development occurs, the City should consider the expansion of water reclamation treatment facilities in the City.

In order to promote the benefits of wastewater reclamation, the City also needs to continue discussions with the San Diego Regional Water Reclamation Agency regarding the utilization of reclaimed wastewater for the development of the "live stream concept" along the San Diego River.

3.4 Landforms, Geology and Soils

The landforms, geology and soils play a significant role in the City of Santee, primarily with respect to the potential for landsliding, soil liquefaction and slope instability as

discussed within the Seismic Safety Element. These potential problems create engineering constraints which affect foundation stability and general building safety. Those areas within the City susceptible to potential hazards include: Those properties north of Carlton Hills Boulevard, on both sides of Fanita Drive along the south-central City boundary, along the San Diego River and the Sycamore Canyon Drainage Sub-Basin. In addition, there are other areas within the City with mountainous terrain, including: portions of the Fanita Ranch Area, Mission Trails Park and the Sky Ranch Area. Development within these areas needs to recognize these constraints and incorporate mitigation measures through careful grading and appropriate site planning in order to reduce hazards associated with these conditions.

3.5 Mineral Resources

The City of Santee includes a number of areas containing valuable mineral (primarily sand and gravel) resources, including: areas along the San Diego River, within hilly areas north of Carlton Hills, south of Prospect Avenue between Mesa Road and Fanita Drive, and north of the existing development at the north end of Magnolia Avenue. In view of the potential environmental and flooding problems associated with the mining of these resources, the City needs to carefully review and regulate all sand mining and mineral recovery proposals. This will ensure that flood hazards are reduced and environmental protection is provided for.

3.6 Biological and Archaeological Resources

Within the City of Santee, there are a number of identified significant and potentially significant biological and archaeological resources as shown on figures 14. and 15. In order to ensure their consideration and preservation, where appropriate, as development is proposed, biological and archaeological surveys need to be undertaken, and mitigation measures proposed in accordance with the significance of the identified impact.

4.0 GOAL

The goal of the Conservation element is to conserve natural and cultural resources.

5.0 OBJECTIVES AND POLICIES

Objective 1.0

Protect water corridors and other areas of unique topography or environmental significance to the greatest extent possible.

Policy 1.1 The City shall encourage the protection of the San Diego River Corridor and all other city water corridors in order to: reduce flood hazards, protect significant biological resources and to provide for passive recreational uses and scenic viewsheds.

Policy 1.2 The City shall encourage that significant natural landforms be maintained during development.

Policy 1.3 The City should pursue the development of a resource master plan for the San Diego River and the adjacent riparian corridor which takes into account data generated by other agencies.

Policy 1.4 To protect and wisely manage hillsides and topographic resources, the City shall use the following guidelines:

<u>Percent Natural Slope</u>	<u>Guideline</u>
Less than 10%	This is not a hillside condition. Conventional grading techniques* are acceptable.
10%-19.9%	Development with grading may occur in this zone, but existing landforms must retain their natural character. Padded building sites are permitted on these slopes, but contour grading, split level architectural prototypes, with stacking and clustering are expected.
20%-24.9%	Special hillside grading, architectural and site design techniques are required. Architectural prototypes are expected to conform to the natural landform and clustering shall be used.
Over 25%	Only limited grading** is expected and in certain cases grading may be prohibited. Development should not normally be approved within this area.

* Movement for redistribution of earth over large areas. However, disruption of the landform, drainage patterns, and on-site surface terrain and vegetation is discouraged and shall be avoided.

** The movement of earth for small projects such as custom lots, individual building foundations, driveways, local roads, utility excavation, etc.

Objective 2.0

Reduce flood hazards.

Policy 2.1 The City encourages the development of appropriate flood control measures to assure the safety of residents, which also prioritize maintainance of natural habitats and vegetation.

Policy 2.2 The City shall ensure that all development approvals within the Forester Creek Floodway Overlay, illustrated on Figure 13 Hydrology, are documented to be out of the floodway and encouraged to include a sensitive treatment of the creek system in an environmentally sound manner with a associated public access trails.

Objective 3.0

Maintain adequate domestic water supplies for all residents and uses within the City.

Policy 3.1 The City should encourage the use of drought-resistant vegetation and encourage the use of reclaimed water for irrigation.

Policy 3.2 The City shall encourage the continuation of the Live Stream Project and investigate the possibility of its expansion.

Policy 3.3 The City shall encourage the development and utilization of innovative water conservation measures in all proposed developments.

Objective 4.0

Reduce the amount of erosion of soil in the City.

Policy 4.1 The City shall require that appropriate soils and geologic surveys be completed for all proposed development, consistent with Seismic Safety Element policies and implementation measures.

Policy 4.2 The City shall require adequate grading and replanting to minimize erosion and prevent slippage of man-made slopes.

Objective 5.0

Conduct extraction of mineral deposits with a minimum amount of disturbance to adjacent properties.

Policy 5.1 The City shall require that all proposed mining operations are adequately reviewed during the Project and Environmental Review processes to ensure the mitigation of all identified environmental impacts, especially water quality, habitat preservation and bridge undermining.

Objective 6.0

Reclaim all mined lands to usable conditions that are adaptable for alternative land uses.

Policy 6.1 The City shall require the planned reclamation of mined lands following extraction of mineral resources with consideration of the lands potential for recreational, wildlife habitat, and scenic uses as well as for residential, industrial or commercial development.

Objective 7.0

Preserve significant biological resources.

Policy 7.1 The City shall encourage the preservation and enhancement of significant biological resources in areas intended for permanent open space.

Policy 7.2 The City shall require that all development proposals provide adequate mitigation measures for identified significant biological resources, including selective preservation, replanting and/or sensitive site planning techniques.

Objective 8.0

Preserve significant cultural and archaeological resources.

Policy 3.1 Where feasible and practical, the City shall require either the preservation of identified archaeological sites or the professional retrieval of artifacts prior to the development of a site. Preservation may include various measures from retention as permanent open space to location within a development that is not covered with structures; the type of preservation would depend upon the nature and significance of the archaeological resource and the practical requirements of the proposed land use.

6.0 IMPLEMENTATION

Natural resources within the City are protected by existing federal, state, regional and local regulations and review procedures as discussed below. Following the description of

these various regulations and review procedures are a number of implementation measures which can be utilized within the City to respond to the various needs described within this Element.

6.1 Federal Regulations

(1) The National Environmental Policy Act (NEPA) requires that any proposed project within the City of Santee receiving any federal funds must prepare an environmental assessment or analysis to determine whether the project could significantly impact the environment. If it is determined that there is a potential for significant adverse impact, an Environmental Impact Statement must be prepared which discusses the existing environment, potential impacts, and possible mitigation measures.

(2) Federal laws and guidelines that would protect cultural resources within the City include the Antiquities Act, the U. S. Historical Sites Act, and the U. S. Act for the Preservation of Historical and Archaeological Data.

(3) The U. S. Fish and Wildlife Service publishes a list of High Interest Faunal Species, as does the International Union for the Conservation of Natural Resources. These Federal Wildlife lists can be utilized by the City to identify significant floral and faunal species.

(4) The Water Pollution Control Act of 1972 gave the U. S. Environmental Protection Agency (EPA) the authority to set and enforce effluent limitations and performance standards for industries and publicly-owned waste treatment plants. The Santee Lakes Wastewater reclamation facility is regulated by this Agency.

6.2 State Regulations

(1) The California Environmental Quality Act (CEQA) requires that an Initial Study must be prepared for all proposed projects within the City requiring a discretionary approval to determine whether the project could have a significant environmental impact. If it is determined that there is a possibility of a significant adverse impact, a more extensive environmental impact report must be prepared which analyzes the existing environment, the potential impacts, and the potential mitigating measures. This process leads to early identification of natural and cultural resources and to the identification of measures that may protect the resource or at least lessen the potential impact.

(2) The State Water Resources Control Board is responsible for creating state policies on water quality control. These policies are administered by the San Diego Regional Water Quality Control Board and ultimately provide water quality control regulations for local jurisdictions. The City of Santee is required by law to abide by these water quality regulations.

(3) The California Department of Fish and Game is responsible for reviewing all development proposals within the City which would require a major modification of any stream bed. It also publishes a list of High Interest Faunal species, which although only advisory in nature, does, however, recommend the preservation of the species on this list. The California Native Plant Society, a private, non-profit organization, also publishes such a list.

These lists can be utilized to identify and subsequently protect significant floral and faunal species within the City.

(4) The State Surface Mining and Reclamation Act of 1975 (SMRA) governs nearly all surface mining and land reclamation, and requires that the California State Mining and Geology Board adopt regulations which establish State policy for the reclamation of mined lands in accordance with the State SMRA. The Board has adopted the California Surface Mining and Reclamation Policies and Procedures and has also conducted a study of available mineral deposits in western San Diego County in accordance with the requirements of the SMRA.

The State Surface Mining and Reclamation Act requires that the City:

- 1) submit proposed mineral resource management policies to the California State Mining and Geology Board for review before adoption,
- 2) ensure that these proposed policies recognize mineral information classified by the State,
- 3) ensure that these policies emphasize the conservation and development of identified mineral deposits,
- 4) notify the State Geologist of the filing of any application for a permit to conduct surface mining operations,
- 5) establish procedures for the review and approval of reclamation plans, and the issuance of permits to conduct surface mining operations.

6.3 Regional Regulations

(1) The San Diego Association of Governments (SANDAG) currently serves as the Areawide Water Quality Management Planning Agency. SANDAG has established management programs applicable to local jurisdictions, i.e., Santee, for:

- 1) controlling nonpoint sources of water pollution, and
- 2) wastewater reclamation.

In addition, SANDAG has adopted goals, objectives and policies to serve as guidelines by which to judge applications from local

public agencies for Federal financial assistance for construction of sewage disposal systems, known as the A-95 Review Process.

(2) The County Health Department issues permits for all wells to be drilled and for all septic tanks to be installed within the County. The issuance of a septic tank permit requires:

- 1) that there be no sewer service within 200 feet of the project area,
- 2) that a percolation test be undertaken by a registered civil engineer,
- 3) adequate setbacks from waterways, drainages and aquifers as stipulated.

The issuance of a water well permit requires:

- 1) adequate setbacks from sewer mains and septic systems as stipulated,
- 2) a licensed well driller be utilized, and,
- 3) a bacteriological analysis be undertaken by the County.

6.4 Local Regulations

(1) Resource extraction is regulated by the City primarily through the issuance of Major Use Permits and Grading Permits for each proposed mining operation. This procedure allows application of certain conditions of approval and can provide for the periodic review of the permit. Since each proposed operation is also subject to the Surface Mining and Reclamation Act of 1975 and the California Environmental Quality Act, the City oversees the preparation of a reclamation plan and appropriate environmental documents.

(2) The Zoning Ordinance designates which types of uses are considered appropriate in which areas and under what conditions certain uses may be considered appropriate. The City's Project Review and Environmental Review Processes are designed to allow for early recognition of potential problems and to provide for potential solutions or mitigating measures so that resources may be conserved to the maximum extent feasible. The Planned Residential Development concept allows a developer to propose conserving open space, natural or cultural resources while requesting a maximum allowed density by clustering development.

(3) The City's local Environmental Review Procedures, mandated by the California Environmental Quality Act of 1970, provides a vehicle for the early recognition of existing resources and potential means for conserving them. In addition, developers must obtain, and include with their project applications,

letters of availability from Padre Dam Municipal Water District stating that water and sewer service will be available to the proposed project (unless the project proposes to use wells and septic tanks).

(4) The City Code of Regulatory Ordinances includes a chapter on the accepted usage of all drainages and watercourses. It also includes sections on surface mining operations, water and water supplies, pollution of waters, and sewage and refuse disposal.

6.5 Other Implementation Measures

(1) The City shall conserve the quality of existing water resources through careful management of lands that are adjacent or tributary to water resource areas.

(2) The City shall continue to evaluate and regulate each application for mining through the Major Use Permit Process.

(3) The City shall review projects to ensure that storm water run-off is controlled in a manner that will minimize water degradation, reduce the waste of fresh water, enhance wildlife, and reduce the impact of erosion.

(4) The City shall use the Environmental Review Process to identify, conserve and enhance unique natural and cultural resources.

(5) When appropriate, the City shall encourage the granting of perpetual Open Space Easements to the City in order to preserve cultural, archaeological, or natural resources.

(6) The City shall utilize the Environmental and Development Review Process to ensure that grading practices used within the City, minimize potential safety hazards while maintaining aesthetic qualities and natural landforms.

(7) The City shall utilize the mapped information on Figure 15. Biology, Figure 14. Archaeology and Figure 13. Hydrology, during the Development Review Process in order to identify significant resource areas that the proposed development may affect, and to determine the appropriate mitigation measures required.

(8) The City shall coordinate water supply planning with the San Diego County Water Authority and with the Metropolitan Water District.

(9) The City shall actively support programs that promote water conservation throughout the City.

(10) The City will continue to evaluate the City's water system facilities periodically to accommodate changes in water demand resulting from technological developments, population trends and new land use patterns.

OPEN SPACE ELEMENT

1.0 INTRODUCTION

1.1 Summary

Within the City of Santee there exists a diversity of open space resources which are shown on Figure 16., Existing Open Space. They include; designated open space lands (parks and floodways), recreation areas, large vacant parcels of land, numerous small privately owned open space easements, school facilities, and other publicly owned land. These open space resources provide numerous beneficial functions within the City, the primary ones being the provision of scenic relief, preservation of wildlife habitat and watershed protection. The Open Space areas also provide a means of protecting citizens from areas which could be subject to severe erosion, landslides and flooding hazards.

The presence of open space can provide psychological relief from urbanization and often provides scenic vistas or views of distant hills or mountains. It can also serve to enhance neighborhood character and identity or serve as a buffer between different types of land uses.

1.2 Purpose

The purpose of the Open Space Element is to identify those areas located within the City which because of their location and natural, topographic or aesthetic features, merit recognition or preservation for the beneficial community functions they provide. As such, the Element provides a number of policies which promote the preservation of designated open space areas for the purposes of ensuring the;

- 1) protection of natural resources,
- 2) continued availability of recreational facilities,
- 3) enhancement of the overall scenic quality, and
- 4) the consideration of public safety.

1.3 Authorization

The scope and nature of each city's Open Space Element has been authorized and prescribed by California Government Code Section 65302(e) and Sections 65560 through 65567.

The element must include discussions on;

- o The preservation and management of natural resources,
- o outdoor recreation, and
- o public health and safety, particularly in those areas which require special management because of hazards or protection of water or air quality.

Additionally, each city must provide an inventory of privately and publicly owned open space lands and formulate policies and programs which strive to achieve the community's open space goals.

2.0 EXISTING CONDITIONS

Open Space shall be defined as any parcel of land or water which is essentially unimproved with manmade structures which through specific action by the City of Santee has been recognized to have value to its citizens for reasons including but not limited to the following: (1) areas for the preservation of natural resources, plant species or fish and wildlife habitats; (2) areas necessary for management of mineral and agricultural resources, (3) areas for outdoor recreation (4) areas for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, floodplains, and areas presenting high fire risks; (5) areas which have significant scenic, archaeological or cultural value; and (6) areas which provide access to rivers, streams, natural habitats or open space reservations.

2.1 Publicly Owned Land

2.1.1 Designated Open Space Lands

Santee has an estimated 775 acres of designated open space lands. This acreage includes three City parks, the portion of Mission Trails Regional Park within Santee, and land within the floodways of the San Diego River and Sycamore and Forester Creeks. The parks are discussed in more detail in the Recreation Element; the floodways are covered in the Public Safety Element. The designated open space lands and their reasons for preservation as open space are detailed in Table .

Santee's designated open space land falls into two categories, parkland and floodways. Both categories include land that performs numerous open space functions.

Public parkland is composed of parcels of land currently used for parks that are held in fee title or possessory interest by public agencies. Mast Park, Woodglen Vista Park and Big Rock Park are City of Santee Parks. The portions of Mission Trails Regional Park within Santee are owned by the City and County of San Diego.

Floodways are commonly known as flood channels. Santee has five waterways: the San Diego River, Forester Creek, Sycamore Creek, and intermittent creeks paralleling Big Rock Road and Fanita Drive. The floodways of the San Diego River and Forester Creek have been mapped and are shown on Figure 16. The floodway of Sycamore Creek has not been mapped; the current course of the creek in its floodway is shown on Figure 16. The hydrologic features of all five waterways are discussed in more detail in the Public Safety Element.

Table 19.
DESIGNATED OPEN SPACE LANDS

Location	Acreage	Reason for Preservation				
		Managed Preservation	Production	Outdoor Recreation	Health & Safety	Public
Mast Park	58.50	X			X	X
Woodglen						
Vista Park	9.95				X	
Big Rock						
Park	5.30				X	
Mission						
Trails						
Reg. Park	280.88	X			X	X
San Diego						
River						
Floodway	346.54	X		X	X	X
Sycamore						
Creek						
Floodway	42.46	X			X	X
Forester						
Creek						
Floodway	30.98					X
TOTAL	774.61					

Floodways are considered for open space designation for reasons related to their natural and human functions. Natural functions include carrying waters (normal and storm waters), replenishing the groundwater supply, providing plant and wildlife habitat. Human functions include; separating different urban areas, providing visual relief, providing areas for water storage, providing recreation opportunities, providing a disposal area for reclaimed water, and providing a source of sand and gravel.

2.1.2 Recreation Areas

In addition to the parks designated for open space uses, Santee residents have access to many acres of recreational open space that are not under the direct control of the City. This includes 190 acres within Padre Dam Municipal Water District's Santee Lakes Recreation Area, 130 acres within the Carlton Oaks Golf Course, and 158 acres of school playgrounds, ballfields and equestrian facilities. These facilities are discussed in detail in the Recreation Element.

2.1.3 Other Publicly Owned Land

The County currently owns 375 acres of land in central Santee. Known as the Edgemoor property, this land is bounded on three sides by Magnolia Avenue, Cuyamaca Street and Mission Gorge Road. This property is currently vacant. The Edgemoor Master Plan adopted as Policy Number F-38 by the County Board of Supervisors in 1979 proposes its development at a later date for a variety of commercial, civic and recreational uses including; off-channel lakes, a regional river park and a local park.

The Grossmont Union High School District currently owns 50 acres of land along the northeast corner of Mission Gorge Road and Cuyamaca Street. Formerly a part of the Edgemoor property, part of this site is temporarily being used for Little League ballfields. The remainder is undeveloped and is sometimes used for civic functions.

2.2 Privately Owned Land

2.2.1 Open Space Easement

Numerous open space easements have been granted or assigned to the City. The majority of these easements have been granted as conditions of approval for residential subdivisions, generally preserving open areas between residential buildings or very steep slopes. Most of the easements are small, not easily accessible to the public at large and not granted for public use.

Santee has two perpetual open space easements that were granted specifically for park and/or recreational purposes. One, covering 14.58 acres, was granted as part of the Dearpark-Santee Unit No. 3 residential subdivision. It is located in the southeast quadrant of the intersection of Mast Boulevard and Hinsdale Street, just west of the water reservoir. The other, covering 11.01 acres, includes a portion of Sycamore Creek and land adjacent to it. It is located immediately east of the existing development along Pebble Beach Drive, north and south of Mast Boulevard. Both of these open space easements have value as open space as defined in this Element. However, they remain in private ownership and their inclusion in this section should not be construed to limit their potential use to any greater degree than is specified in the terms of their open space easements. They are not intended to be available for access by the public for any purpose not authorized by the land owners.

2.2.2 Other Large Vacant Parcels

There are three large vacant parcels of land within the City which at a later date will likely be proposed for residential development. These vacant parcels include;

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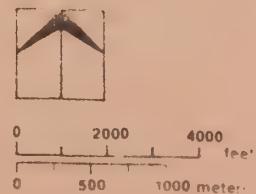
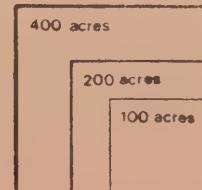


FIGURE 16 EXISTING OPEN SPACE

-  floodway
 -  public park
 -  public recreation areas
 -  vacant - public ownership
 -  vacant - private ownership
 -  golf course
 -  mission trails regional park

Source: City of Santee

Prepared by: Mooney-Lettieri & Associates

- 1) the 2,370 acre Fanita Ranch Specific Plan Area, located within the northern undeveloped area of Santee adjacent to Camp Elliott,
- 2) the 466 acre Sky Ranch Area, located east of Highway 67 within the southeastern corner of the City, and
- 3) a 225-acre parcel of land located along the east side of Mesa Road within the southwestern corner of the City.

These vacant areas are characterized by extremely hilly topography, and as a consequence have been designated for low density residential development on the Land Use Plan. Due to the rugged topography and steep slopes on these properties clustered development and siting for avoidance of natural hazards should allow for the continuance of open space areas on these sites.

2.3 Land Outside/Adjacent to Santee

Santee's location on the fringe of the San Diego metropolitan area gives it visual access to much additional open space beyond its borders. On a clear day, El Capitan Reservoir Recreation Area is well within view and even the peaks of the Cuyamaca Mountains are visible in the distance. In addition, Santee is almost completely surrounded by undeveloped land. Mission Trails Regional Park, ultimately planned to be a 6,200-acre natural park, abuts the City on the west and southwest as well as being partially within Santee. It provides many recreational opportunities as well as a scenic backdrop for the City on the west. Miramar Naval Air Station, which includes thousands of acres of undeveloped land, most of it natural, is visible to the northwest. The County's Sycamore Recreation Area, with more than 1,600 acres of natural land, is immediately north of Santee. A low-density portion of the Lakeside community is to the east, with El Capitan Reservoir and the Peninsular Ranges farther in the distance. The steeper slopes of Rattlesnake Mountain, located in the southeast section of Santee, will remain predominantly open in accordance with the General Plan's low density residential designation. Gillespie Field, immediately to the south of the City and within El Cajon, constitutes a large open space area necessary for aviation and public safety. The airfield provides a buffer between Santee and industrial areas within El Cajon. The Open Space Element recognizes the value of the above open space lands to Santee's visual setting. Their use will remain a matter of importance to the City even though most of the above land is located outside the City limits.

3.0 NEEDS

Within the City of Santee, there is a need to preserve open space for recreation; for visual relief; for public safety purposes; for preservation of cultural, archeological, biological and mineral resources; for management of resources; and for access to natural areas. As this community continues to transition from its rural heritage to an urban community, open space will continue to play these vital roles, and needs to be integrated into the overall growth and design strategy for the City.

Santee residents can now see thousands of acres of undeveloped land throughout the City. Although some of this will remain permanent open space and is designated as such, much of it may be developed in the future, mostly for residential uses. As land is developed, developers will be required to dedicate land for recreational purposes or pay "in-lieu" park fees, per the Park Lands Dedication Ordinance. This land will provide recreational and visual open space and, depending on the site, may fulfill other open space functions.

The City of Santee contains much land that has public safety constraints and would therefore be desirable if left in open space. This includes land in floodplains, on steep hillsides, on unstable soils, beneath major power lines, lower than and adjacent to aboveground reservoirs, and within areas of high accident-risk or high noise from nearby airports. Except for the floodway portion of the floodplain, all of these areas may be developed in some use if certain precautions are taken. As an example, undeveloped hillsides in the northern and southern portions of Santee, provide significant scenic resource protection and hazard avoidance functions. As they become subject to development, hillside development strategies that are sensitive to preservation of views and landforms must be utilized in conjunction with public safety concerns (i.e., Seismic Safety Element, Safety Element, Conservation Element).

The large vacant parcels adjacent to the north of Mission Gorge Road are under a significant amount of development pressure. Since they presently form a significant amount of the open space resources, site design should be undertaken in a manner that achieves an adequate balance of development with open space allocation for resource protection, parks and view maintenance.

The San Diego River corridor should continue to provide a significant central open space spine, maintaining its visual integrity and preserving natural resources.

In regard to open space distribution, the vast majority of the designated open space land is found in the southern half of the City. However, the majority of the population resides in areas north of the San Diego River, and since most of the vacant land that is yet to be developed lies in the northern third of the

City, the population center of Santee will, over the coming decades, shift northward. As this occurs, the importance of retaining visual access to the northern slopes will become increasingly important, as will places for public recreation for northern City residents who will be distant from the City's existing parks.

4.0 GOAL

The goal of the Open Space Element is to preserve open space areas that are important to the City for reasons of: (1) public safety; (2) natural resources; (3) recreation; and (4) scenic quality.

5.0 OBJECTIVES AND POLICIES

Objective 1.0

Preserve significant natural resources, such as mineral deposits, biological resources, watercourses, hills, canyons, and major rock outcroppings, as part of a Citywide open space system.

Policy 1.1 The City should encourage the conservation of rare or unique plants and wildlife by identifying such resources through the Environmental Review Process and by considering open space preservation as a possible means of preserving the resources as a condition of a project approval.

Policy 1.2 The City should encourage the preservation of significant natural features, such as watercourses, steep canyons, and major rock outcroppings through the Development Review Process.

Policy 1.3 The City should encourage the preservation of open space on the Edgemoor property for recreational and open space purposes as part of a master plan for the site.

Objective 2.0

Promote a balanced mix of open space uses with development throughout the City in order to provide for the enhancement of visual resources, avoidance of hazards and conservation of resources.

Policy 2.1 The City should promote the dedication of open space or parklands and the designation of private open space within all proposed development.

Policy 2.2 The City should encourage, where feasible, the development of an interconnected system of open spaces throughout the City.

Policy 2.3 The City should support State and Federal legislation which would provide funds for local parkland acquisition.

Policy 2.4 The City should ensure that adequate passive and active open space uses are incorporated into the development of the Edgemoor property, Fanita Ranch and other significant existing vacant areas.

Policy 2.5 The City shall encourage the use of clustered development when appropriate to maximize the preservation of open spaces.

Objective 3.0

Maintain floodways as open space in order to reduce flood hazards, and to preserve the aesthetic quality along water corridors.

Policy 3.1 The City should promote open space in conjunction with other appropriate land uses along the San Diego River corridor and other water corridors found in the City.

Policy 3.2 The City should promote the design and use of floodways and adjacent land for recreation whenever appropriate as part of flood control improvements.

Policy 3.3 The City should avoid concrete channelization of waterways whenever possible and promote alternative flood control designs which have open space value.

Objective 4.0

Encourage the preservation of significant historical and archaeological sites in the City.

Policy 4.1 The City should identify significant cultural and archaeological sites by various means, including the Environmental Review Process and consider open space dedication as one of the alternate methods of preservation as a condition of project approval.

Objective 5.0

Preserve open space to adequately protect the public from fires, flooding and landslides.

Policy 5.1 The City should encourage, through the Environmental Review Process, the open space preservation of hillsides with steep slopes as appropriate to minimize danger from landslides, mudslides, and wildfires.

6.0 IMPLEMENTATION

The City of Santee has a number of ordinances and programs, listed below, which provide for the development of open space uses with other development within the City. Other measures which can be implemented to ensure the protection or creation of additional open space follows this list.

6.1 Park and Open Space Ordinances and Regulations

1. The City has adopted a Park Lands Dedication Ordinance, which requires the dedication of park lands or the payment of fees-in-lieu of dedication for all new residential subdivisions.
2. The Zoning Ordinance requires that a Planned Residential Development must meet specific open space requirements.
3. The Subdivision Map Act provides for the establishment of open space easements.

6.2 Floodplain Ordinances and Regulation

1. The City has adopted a Drainage and Watercourses Ordinance which covers all development that is traversed by a watercourse.
2. The City has adopted a Floodplain Overlay Zone and a Flood Channel Overlay Zone. These zones severely restrict the uses in the floodway, but permit regulated development in the floodplain fringe in accordance with the Santee Municipal Code.
3. The Subdivision Map Act requires that all approved tentative or final maps for subdivisions proposed to be fronted upon a public waterway, river or stream must include a dedication of a public easement along a portion of the bank of the river or stream bordering or lying within the proposed subdivision.

6.3 Other Implementation Measures

1. The City shall utilize the Environmental Review Process to ensure the preservation of significant natural resources and features, and to regulate and condition development within areas susceptible to natural hazards.
2. The City shall utilize the Environmental Review Process to ensure the preservation of significant historical resources or archaeological sites.

3. The City shall continue the existing program for acquiring park land, as provided for in the City's Park Lands Dedication Ordinance.

PUBLIC HEALTH & SAFETY

**NOISE ELEMENT
SEISMIC SAFETY ELEMENT
PUBLIC SAFETY ELEMENT**

NOISE ELEMENT

1.0 INTRODUCTION

1.1 Summary

The City of Santee can be characterized as relatively quiet; large areas of undeveloped land occur throughout the City, fostering a generally rural atmosphere. Noise is primarily generated from traffic along major roadways and from aircraft overflights. As the City continues to develop in this urbanizing area of the County, potential noise conflicts will increase. Thus, the City has developed a Noise Element in response to the continuing concerns about noise.

1.2 Purpose

The purpose of the Noise Element is to provide information for programs to control and abate environmental noise and to protect the citizens of Santee from excessive exposure to noise. This information then can be utilized in the planning process to guide the location, type and density of future development within the City, with particular consideration to noise. In this way, compliance with state noise insulation standards, especially for residential construction, will be ensured.

The Noise Element is designed to develop policies which may reduce the loss of property values, social cohesion, psychological stability and physical health, often the results of excessive amounts of noise.

1.3 Authorization

Government Code Section 65302(g) mandates that a Noise Element be adopted as part of city and county general plans in California. The Noise Element must quantify the noise environment in terms of noise exposure contours for both short- and long-term levels of growth and traffic activity. Noise sources, including vehicular traffic and other forms of transportation, commercial and industrial activities and other stationary noise sources, must be identified.

The Noise Element also must include a community noise exposure inventory which determines the number of people exposed to various noise levels throughout the City. Recommendations should be given for possible solutions to existing and foreseeable noise problems. In addition, the Noise Element must recognize the guidelines adopted by the Office of Noise Control pursuant to Section 46050.1 of the Health and Safety Code.

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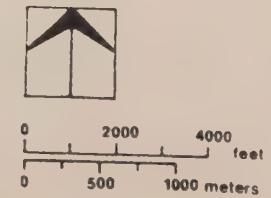
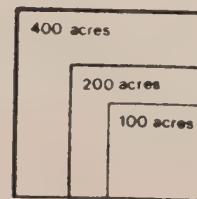


FIGURE 17

EXISTING NOISE LEVELS

 area exposed to 60db(A) Ldn or more

**note: calculated noise levels
for the year 1982**

**Source: Santee General Plan EIR
Prepared by: Mooney-Lettieri & Associates**

2.0 EXISTING CONDITIONS

2.1 Noise Sources

The City is subjected to variable levels of noise in terms of intensity and duration. Major sources include: traffic, aircraft, commercial/industrial, and community activities. For the purpose of this discussion, noise levels refer to the combination of the ambient (background) noise and local noise sources. Noise levels in the community are an important consideration due to their influence on society; effects can range from annoyance to physiological damage.

The effect noise has on society is, to a large degree, dependent upon the nature of an activity or land use. Generally speaking, residential, education and medical uses are more sensitive to noise than are commercial and industrial activities which may, in fact, be noise generators. The noise sensitive areas in the City include Santana High School, nine elementary schools, Edgemoor Geriatric Hospital, recreational areas such as Santee Lakes, Carlton Oaks Country Club, and four public parks, and the Library (the complete list with locations is found in the Appendices).

In order to quantify the existing noise levels and establish a frame of reference, an acoustical study of the General Plan area was conducted in 1982. Field measurements and theoretical models were carried out to define the noise levels. This information was then converted into noise contours to graphically illustrate noise conditions. Noise was measured in decibels on an "A" weighted scale (dBA) to most closely represent the response of the human ear. A 24-hour average (L_{dn}) which places a weighting factor (penalty) on noise levels between 10:00 p.m. and 7:00 a.m. was used to calculate the noise levels depicted in Figure 17. These terms and others are defined further in the Glossary of this document.

2.1.1 Traffic Noise

Traffic represents the most significant source of noise in the City. All the major roads in Santee currently carry traffic volumes which raise noise levels on adjacent property to 60 dB(A) and higher (see Figure 17.). By the year 2000, noise levels along these major transportation routes are expected to increase substantially.

Future noise conditions in Santee will, to a large extent, be dependent on the alignment of proposed State Route (SR) 52. Selection of either of the alternative corridors north of the San Diego River, would introduce high noise levels into an area which for the most part exhibits low ambient noise levels. The southern alternative corridor on the other hand, would be located between Mission Gorge Road and Prospect Avenue in an area which already experiences high noise levels due to the combined effect of traffic and aircraft noise.

2.1.2 Aircraft Noise

Aircraft are the other major source of noise in Santee. Military jet operations related to the Miramar Naval Air Station raise noise levels on the ground to over 60 dB(A) in the most northern portion of the Plan area, while the principal flight pattern around Gillespie Field, to the south, results in noise levels which exceed 60 dB(A) along Cuyamaca Street and Prospect Avenue.

Current annual operations from Gillespie Field total over 250,000 with most of the aircraft taking off towards the west and then turning north or south. Turning south, the aircraft fly over residential property and the noise-sensitive Prospect Avenue School. To the north, some residences are affected, but the 60 dB(A) CNEL contour mainly encompasses commercial areas and the San Diego River floodplain. Aircraft noise can be heard all over the City but mostly at a level below 60 dB(A) CNEL.

The aircraft noise levels associated with Miramar are easily identified on Figure 17. The effect of Gillespie operations is less obvious but can be detected as the bulge in the 60 dB(A) noise contour along Cuyamaca Street and Prospect Avenue; when added to traffic noise, aircraft associated with Gillespie Field increase the size of the area along these two roads which experience high noise levels.

2.1.3 Commercial/Industrial Noise

Noise sources such as manufacturing, retail centers and mining also occur throughout the City but have a much more localized effect. In general, retail center noise is a function of traffic and is, therefore, taken into account in the previous discussion of traffic noise. None of the commercial areas presently existing in the City of Santee is a significant noise source. Manufacturing and industrial activities are generally localized to the southeast quadrant of the City.

Extraction of sand and gravel along the river channel does represent a major noise source. Equipment such as bulldozers, conveyors, mechanical shovels and heavy trucks generate high noise levels which can, in some instances, exceed 80 dB(A) on nearby property. An average hourly noise level for a fully operational extraction activity was estimated to be 68 dB(A). The impact of extraction activities is, however, lessened because they tend to be temporary uses. As the resource is exhausted (a period of months or, in some cases, years), the extraction and attendant noise are terminated and the previous ambient noise levels return to the affected area.

2.1.4 Community Noise

For the purposes of this noise element, community activities are defined as any noise generated by the local populace which intrudes above the local ambient and which is not connected with traffic flow, business and industry, or aircraft operations. These activities include normal household operations such as lawn mowing, air conditioners, house cleaning, etc...; recreational areas such as Santee Lakes and Carlton Oaks Country Club, (off-road vehicle activity is illegal in Santee); and animal noise, i.e. barking dogs. These activities are not considered significant noise sources; while they can generate noise, they are normally classified as nuisance noise.

2.1.5 Stationary Noise Sources

The City of Santee has no major, significant, stationary noise sources.

2.2 Noise Exposure Inventory

There are approximately 875 dwellings housing 2,605 residents which are impacted by noise levels of 60 dB(A) Ldn or more. This information was compiled by overlaying noise contour lines onto city base maps. Single family homes were counted; multi-family residences were estimated based on acreage and density, and, population was estimated using data available through the San Diego Association of Governments.

2.3 Community Noise Sensitive Receptors

Noise sensitive receptors are defined as those facilities "including, but not limited to, areas containing schools, hospitals, rest homes, long-term medical or mental care facilities, or any other land use areas deemed noise sensitive by the local jurisdiction". As mentioned earlier, they include one hospital, ten schools, five parks, and a library.

3.0 NEEDS

3.1 Traffic Noise

Within the City of Santee, the potential noise problem areas are centered primarily around traffic conditions. Traffic noise is expected to change drastically in the City over the next 15 years. Three major factors will cause this change. The first factor is the natural growth occurring both in Santee and the East County, which generally will cause the traffic on some streets to rise, creating higher noise levels. Secondly, construction of new major highways will introduce significant noise into some areas which are now relatively quiet. Finally, changes in the traffic circulation due to the new highways may cause the traffic on some streets to fall, creating lower noise levels. The development of Santee's circulation system includes

a new freeway (State Highway 52), a new prime arterial road (State Route 125), and extensions or improvements to practically all of the city's major thoroughfares. The major projects under consideration are discussed below.

The Circulation Element shows two alternative corridors for State Highway (SR) 52. The preferred alignment has the freeway entering the City at the same location but then crossing Mission Gorge Road and running directly along the Prospect Avenue corridor. Although much of this area is already under consideration for redevelopment, the route would cause a noise impact on some high-density residential areas in the western part of the City; however, it then passes through commercial and industrial zones. The Prospect Avenue School is one noise-sensitive receptor near its path.

Also under consideration are two northern corridors, as shown on Figure 18. As no development has occurred in the northern portion of the City, noise levels generated could be significant, depending on the final alignment, which is undetermined at this time.

By the year 1995, CALTRANS expects Highway 52 to be carrying 60,000 to 70,000 ADT through the City of Santee, which is approximately twice that presently carried by Highway 67 and will thus cause a significant noise impact. On balance, this impact would be less along the southern (Prospect Avenue) route.

The Circulation Element designates the northern portion of State Route 125 north from Carlton Oaks Drive as a Prime Arterial Highway. The CALTRANS forecast for this corridor is 55,000 ADT. This highway will create a considerable noise impact at Santee Lakes and some residential neighborhoods at the western edge of the City.

The northern extensions of Carlton Hills Boulevard, Cuyamaca Street and Magnolia Avenue as major roads will cause noise impacts in residential areas where they now exist as narrow, infrequently traveled streets or do not exist at all. The same applies to the east-west completion of Mast Boulevard.

Other improvements expected to create significant noise impacts are the improvements to the western end of Prospect Avenue and to Fanita Drive. The southern extension of Mesa Road to join with Cowles Mountain Boulevard and Lake Murray Boulevard will affect a few existing residences and the noise-sensitive zones of Mission Trails Regional Park, Big Rock Park, and the Chet F. Harriott School.

As more information becomes available, the City of Santee will define the new roads and their traffic flows. The noise levels will then be predicted and will become a part of this Noise Element. Figure 18 shows a map of future noise contours.

3.2 Aircraft Noise

In general, the noise level within the influence of Gillespie Field will rise by approximately 3 dB(A) over the next 8 years and will then remain fairly constant unless expansion of the airport takes place. Noise from NAS Miramar in the north part of the City should remain unchanged until at least 1986. Even after that date, it is doubtful whether new aircraft types will be significantly different in their noise characteristics to those currently operating. In addition, flight patterns cannot be changed because of air-space restrictions imposed by the Federal Aviation Administration.

3.3 Rapid Transit

The East County extension to the San Diego Trolley will eventually terminate in the central part of the City. The possible site of the terminus will be at the intersection of two busy streets. The trolley activities are not expected to cause any significant noise impact. The noise impact of any future rapid transit installations in Santee will be dealt with through the normal process of Environmental Impact Reports.

3.4 Community Activities

General neighborhood noise sources are not expected to change. In fact, some household operations, such as lawn mowing, could become quieter as a result of Federal, State and local regulations.

Off-road vehicle activity will undoubtedly continue and the City needs to seek alternative solutions to that problem.

4.0 GOAL

Improve the city's overall environment by reducing harmful and annoying noise for existing and future residents.

5.0 OBJECTIVES AND POLICIES

Objective 1.0

Control noise from sources adjacent to residential, recreational community facilities and those land uses classified as noise sensitive receptors.

Policy 1.1 The City shall support a coordinated program to protect and improve the acoustical environment of the City.

Policy 1.2 The City shall utilize noise contour maps when evaluating development proposals during the Development Review Process.

Policy 1.3 The City shall enforce motor vehicle laws and standards as appropriate, related to traffic flow and speed, in an effort to reduce noise along roadways experiencing high noise levels.

Policy 1.4 The City shall promote alternative sound attenuation measures rather than the traditional wall barrier; these may include berms, landscaping, and the siting of buildings on a parcel away from the roadway or other noise source.

Policy 1.5 The City shall review future projects with particular scrutiny regarding the reduction of unnecessary noise near noise-sensitive areas such as hospitals, schools, parks, etc...

Policy 1.6 The City shall continue to monitor noise throughout Santee and enforce the standards and regulations of the City's Noise Ordinance.

Policy 1.7 The City shall discourage any future expansion of the facilities of Gillespie Field or intensification of operation, other than what has been already planned in the airport's master plan.

Policy 1.8 The City shall encourage the implementation of noise control procedures by Gillespie Field and shall consider ways in which to minimize noise exposure caused by aircraft flyovers within the City.

Policy 1.9 The City shall consider requirements pertaining to noise control for new equipment purchases for the City.

Policy 1.10 The City shall implement a review process concerning policies and regulations affecting noise.

Policy 1.11 The City shall ensure that appropriate regulations and standards are incorporated into the City's development policies and ordinances, including the use of noise evaluations in environmental impact reports and statements, which take into consideration not only the annoyances, but also the economic implications of noise.

Policy 1.12 The City shall officially support the control of noise through legal regulations and cooperative government efforts.

Objective 2.0

Ensure that future developments will be constructed so as to minimize interior and exterior noise levels.

CITY OF SANTEE GENERAL PLAN

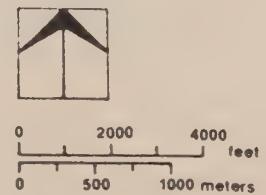
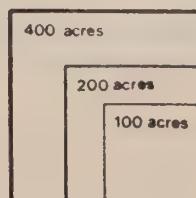
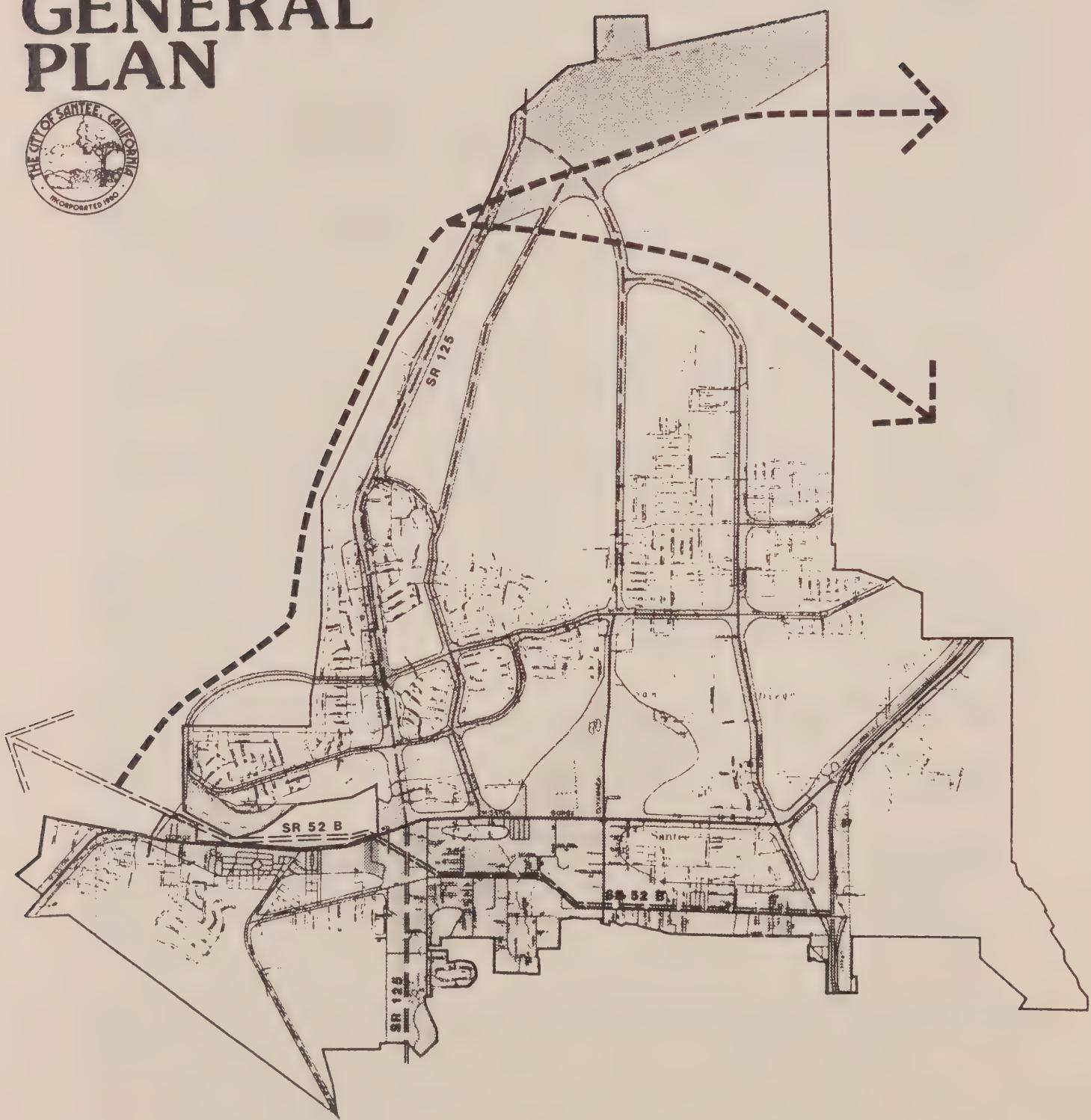


FIGURE 18

FUTURE NOISE LEVELS

-  proposed major road
 -  proposed freeway
 -  route 52 northern corridor alternatives
 -  area exposed to 60dB(A) Ldn or more (estimated levels for the year 2000)

**note: noise calculations are not available
on route 52 northern corridor
alternatives**

**Source: Santee General Plan EIR
Prepared by: Mooney-Lettieri & Associates**

Policy 2.1 The City shall adhere to planning guidelines which include noise control for the exterior and interior living space of all new residential developments within noise impacted areas.

6.0 IMPLEMENTATION

There are a variety of existing Federal, State and local programs and strategies which can be utilized within the City to reduce the potential noise impacts described within this Element.

6.1 Local Regulations

Development standards should be applied to future projects during the Development Review Process and should include the following:

1. Whenever it appears that new development will result in any existing or future noise sensitive areas being subjected to noise levels of 60 dB(A) Ldn, or greater, an acoustical study will be required.
2. If the acoustical study shows that the noise levels at any noise sensitive area will exceed 60 dB(A) Ldn, the development should not be approved unless the following findings are made:
 - a. Modifications to the development have been, or will be made, which will reduce the exterior noise level to 60 dB(A) Ldn or less, or
 - b. If, with current noise abatement technology, it is not feasible to reduce the exterior noise level to 60 dB(A) Ldn or less, then modifications to the development will have been, or will be made which reduce the exterior noise level to the maximum extent feasible and the interior noise level to 45 dB(A) Ldn or less. Particular attention shall be given to noise sensitive spaces such as bedrooms.

For rooms in noise sensitive areas which are occupied only for a part of the day, (schools, libraries or similar), the interior one-hour average sound level during occupation, due to noise outside, should not exceed 50 dB(A) L_{eq} (hour).

The City's noise maps will be used to determine whether a proposed project or land use is compatible with its surrounding land uses. Noise compatible land uses are assessed according to the categories as documented in the Noise Element Technical Appendices. The land use compatibility table should not be misinterpreted as being prohibitive but should be used as a

guide and a resource. If doubt exists as to the noise impact, whether it be the existing or future noise on the project or from the project on the surrounding community, an acoustical study will be required. Land use changes should be reviewed for potential noise impacts.

The acoustical study shall include existing and future noise levels on the site, the effect of the project on its surroundings, and mitigating measures, if necessary. The mitigation measures may include, but not be limited to the following:

1. Correct siting and design of the buildings to minimize noise impacts;
2. Provision of berms, landscaping and other sound barriers, without the exclusive use of walls, i.e. a combination of a small wall and a berm in concert with the overall streetscape in the area could be appropriate; and
3. Insulation of buildings against noise, including thicker-than-standard glazing and mechanical ventilation.

In addition, there are several other procedures, which, where practical, would be effective in reducing noise throughout the City. These include:

1. Improving traffic circulation to "smooth" flow;
2. Reducing speed limits in noise sensitive areas;
3. Setting time limits on certain noisy activities; and
4. Purchasing demonstrably quiet equipment for City use.

With regard to transportation, a liaison should be maintained with transportation agencies, such as CALTRANS in a cooperative effort to reduce noise at existing facilities and ensure the consideration of noise impacts when designing and locating proposed facilities. The City Noise Ordinance should be amended, where necessary, to ensure compliance with the provisions of this Element of the General Plan. Finally, the City should review ongoing policies, programs, and ordinances every five (5) years or as warranted by technological developments, as per State guideline requirements.

6.2 State Regulations

Motor Vehicle Code, Sections 23130, 27002, 27150, 27151 and 27160 (Annex A), sets the noise level limits for all vehicles operating on California highways. These regulations are normally enforced by the California Highway Patrol.

California Administrative Code, Title 25, Chapter 1, Subchapter 1, Article 4, Section 1092, Noise Insulation Standards requires

that any new hotel, motel, apartment houses, condominiums, and dwellings other than single family dwellings, which are located within a 60 dB(A) CNEL (Ldn) noise contour require an acoustical analysis to show that the interior noise levels will not exceed 45 dB(A) CNEL (Ldn). Further, it must be shown that the party walls have a Sound Transmission Class (STC) of 50 or more and that party/floor ceiling assemblies shall have an STC of 50 or more and an Impact Insulation Class (IIC) of 50 or more.

This regulation is enforced by the City's Building Inspection Department. When it is proposed to erect an eligible building within a noise impacted zone, an acoustical analysis is required. This analysis must be carried out by a qualified acoustical consultant and the report submitted together with the building plans.

6.3 Federal Regulations

The Noise Control Act of 1972 set up the Environmental Protection Agency (EPA) which has since set noise level limits for medium and heavy trucks, buses and some household equipment.

The Occupational Safety and Health Act (OSHA) sets noise exposure limits in the workplace. In California this Act is administered as CAL/OSHA.

The Federal Aviation act of 1958 set up the Federal Aviation Administration (FAA) which issued Federal Air Regulations (FAR), part 36 of which sets noise level limits for private and commercial aircraft. Military aircraft are not subject to regulation.

SEISMIC SAFETY ELEMENT

1.0 INTRODUCTION

1.1 Summary

The City of Santee is located within an area of Southern California which can be characterized as seismically stable. There are no known or potentially active faults located within the Planning Area. The geologic formations underlying portions of the Planning Area could, however, present potential geologic hazards.

1.2 Purpose

The purpose of the Seismic Safety Element is to provide information to assist the City in identifying areas of potential geotechnical and/or seismic risk. This information can then be utilized in the planning process to guide the location, type and density of future developments within the City, with particular consideration for safety.

The Seismic Safety Element is designed to develop policies which may reduce loss of life, injuries, damage to property, and economic and social dislocation in Santee resulting from seismic or other geologic hazards.

1.3 Authorization

Government Code Section 65302(f) mandates each California City and County to adopt a Seismic Safety Element which includes the identification and appraisal of seismic hazards such as susceptibility to surface ruptures from faulting, ground shaking, or to ground failure.

The Seismic Safety Element must also include an appraisal of other geologic hazards such as mud slides, landslides, slope stability, structural hazards, and possible inundation from dam failures. Additionally, the Seismic Safety Element should identify plans and programs for emergency response.

2.0 EXISTING CONDITIONS

2.1 Geologic and Seismic Setting

Santee is located on a relatively narrow coastal plain made up of a series of marine terraces which end abruptly in the foothills of the Peninsular Ranges to the southeast. Geologic formations which comprise the marine terrace in Santee are Eocene age (40-50 million year old) sediments of the Frairs Formation and Stdium Conglomerate.

The Friars Formation may be observed overlying granitic rocks in the southern and north-central parts of the City. This unit generally occupies the gentler, lower portions of valley slopes below elevations ranging from 600 to 700 feet. In the southwestern portion of the City, this unit is exposed between Cuyamaca Street and the eastern foot of Cowles Mountain and throughout the northern part of the City, except the extreme northeasterly section. Numerous large, ancient landslides occur within the Friars Formation.

Stadium Conglomerate occurs throughout the southwestern and northern parts of the City overlying both the granitic rocks and the Friars Formation.

Landslides occurring entirely within the Stadium Conglomerate are unknown; however, this unit is often involved in sliding where it overlies the Friars Formation. Debris flows or mud flows are relatively common with this geologic formation.

Alluvium and colluvium surficial deposits occur in valley drainage bottoms and along lower portions of valley slopes. These soil deposits are susceptible to seismically induced liquefaction.

There are no known faults representing a seismic hazard in the sediment or bedrock material within the Planning Area. Although certain geologic map references show the Lyons Valley Fault trending from the south toward the central portion of Santee, further research indicates this "fault" should be more properly described as a lineament (topographic expression of the underlying structural features) and is not seismic-related. Bedding-plane faults (a term referring to minor faults which parallel the surfaces of deposition) are common in the Friars Formation and also do not represent a seismic hazard. However, they are believed to be a significant factor in slope and landslide stability, both in the geologic past and at present.

2.2 Geologic Hazards

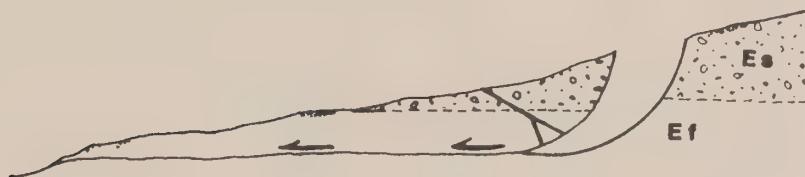
The most significant geologic hazard to existing and future developments in the City of Santee is landsliding and slope instability in the Friars Formation. The clayey content of this formation is typically weak and prone to sliding. The overlying Stadium Conglomerate, although itself resistant to landsliding, may be carried with the underlying Friars Formation as a landslide occurs. Other hazards within the City include mud or debris flows and groundwater and seepage.

2.2.1 Landslides

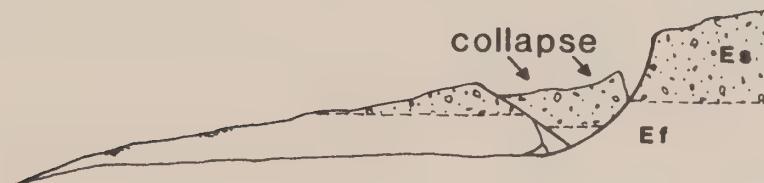
Landslides are defined as any mass movement of earth below the soil mantle and are believed to be a response of weak claystones to intense rainfall and high water table conditions. In general, landslides occur throughout the area underlain by



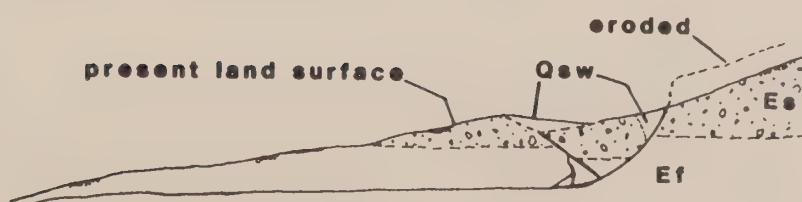
1. prior to sliding



2. after sliding



3. collapse of head area to form graben



4. erosion and deposition at head to form topographic bench

Qsw slopewash

Es stadium conglomerate

Ef friars formation

Not to Scale

Source: after Hart M.W., 1972

Prepared by: Mooney-Lettieri & Associates

Friars Formation. This geologic hazard is illustrated in Figure 19. Known landslides in the study area exist north of Carlton Hills Boulevard and on both sides of Fanita Drive along the south-central City boundary (see Figure 20.). These landslides are estimated to be 8 to 30 thousand years old. The largest landslides (i.e. Carlton Hills and Fletcher Hills) are typically 1000 to 1500 feet in width and length, and extend to depths of 50-100 feet below the ground surface. Reactivated ancient landslides and newly-created landslides have usually been caused by grading or a rise in groundwater level. Reactivated ancient landslides in Santee have resulted in either partial or complete loss of 20 to 30 homes.

2.2.2 Debris Flows

A debris flow is a rapid downslope movement of saturated soil and near-surface rock debris. Numerous debris flows or mudflows have occurred within the Stadium Conglomerate. The locations of some of the most significant areas susceptible to debris flow within the City of Santee are shown on Figure 20.

The debris flows or mud flows are initiated near the crest of very steep ridges underlain by Stadium Conglomerate and probably occur as a result of high-intensity rainfall. As the near-surface soils become saturated and pore-water pressure increases, the soils lose strength and fall relatively rapidly to form a river of mud and rock with considerable destructive power. The physical appearance of these features indicates that they are relatively young compared to the ancient landslides. Most appear to be only a few hundred years old or less. While the causes of debris flows are generally well understood, specific details concerning these events make them difficult to predict. High rainfall, loss of vegetative cover through fire or other causes, and steepness of slope appear to be the main factors.

2.2.3 Groundwater and Seepage

Fluctuating groundwater levels and seepage are major contributing factors to landsliding in the Santee area. Groundwater is typically found in the deep alluvial drainage areas such as the San Diego River channel, but may also be found in shallower drainages as a result of storm water runoff. Because of fluctuating water levels in a given area, as a result of seasonal variations in surface water runoff, the prediction of groundwater occurrence is difficult.

Seepage is typically the result of a groundwater water table, either seasonal or permanent, being exposed at the ground surface. Seepage conditions in slopes, either graded or natural, are usually the result of groundwater flowing at the contact between materials of widely different permeabilities with the water perched on an underlying, less permeable, material. When the water flow encounters a slope face, it is evidenced as seepage. Groundwater surfacing typically increases

as a result of development, particularly increased irrigation. It should be noted that groundwater-related problems may occur after development in areas where no such problem previously existed.

2.3 Seismic Hazards

Seismic hazards pertain to those hazards to life and property caused by earthquake-induced ground shaking.

No active or potentially active faults are known to occur within or adjacent to the City of Santee. However, as is the case in all areas of California, the City is subject to periodic seismic shaking due to movement along regional active faults. The three regional faults which are considered capable of producing significant ground shaking in the Santee area are the Rose Canyon, Elsinore, and San Jacinto Faults as shown in Figure . The Elsinore and San Jacinto Fault lie approximately 28 and 50 miles east of Santee, respectively. The Rose Canyon Fault, located near the coast, is potentially active in that it is known to have offset geologic units two million to eleven thousand years old (Pleistocene age). Most geologists, however, believe that the Rose Canyon Fault is active but that its activity level is far below the other two major active faults.

The intensity of seismic shaking can be measured in terms of Richter Magnitude or Modified Mercallis Intensities. The Richter scale rates an earthquake between 1 and 10 (10 being worst case) at its epicenter. The Mercalli scale has been more widely used in recent years because of its more direct relationship to actual ground effects at a particular location. The Modified Mercalli Intensities rate the ground effects on a scale of one to twelve (I-XII), with corresponding descriptions (see the Seismic Safety Technical Appendix for further information).

Table 20. which follows, presents a prediction model of potential ground effects for each of the three active faults.

TABLE 20.
Potential Ground Effects of Three Active Faults

Fault	Repeat Interval	Richter Magnitude (greater than)	Modified Mercalli Intensities (not greater than)
Rose Canyon	5000 yrs.	6.0	VI
Elsinore	60 yrs.	7.3	VII
San Jacinto	---	7.8	VII

According to these conclusions, the major Elsinore and San Jacinto Faults are capable of producing an earthquake with intensity VII on the Modified Mercalli scale. Based on this intensity (damage) scale, the corresponding description or resulting effect is as follows:

"Everybody runs outdoors. Damage negligible in buildings of good design and construction; slight to moderate in well built ordinary structures; considerable in poorly built or badly designed structures. Some chimneys broken. Noticed by persons driving motorcars."

Hazards relating to earthquake activity include liquefaction, seismically-induced settlement and landslides, possible dam failure and subsequent flooding as discussed below.

2.3.1 Liquefaction

Within the City of Santee, the soil deposits that may be susceptible to liquefaction are the alluvial soils found in the San Diego River and its tributary channels. The general extent of the liquefaction susceptible materials is shown on Figure 20. Although all major deposits of alluvial soils have been shown on Figure 20. as being susceptible to liquefaction, some areas may have a water table sufficiently deep or may have particular soil conditions that result in a very low potential for liquefaction based on the anticipated maximum intensity of shaking for the area. In general, it is felt that for deposits with a water table below a depth of about 25 feet, a seismic event would have to be especially strong for liquefaction to occur and, therefore, these deposits will have a low potential for liquefaction as a result of the maximum events anticipated.

Liquefaction related distress can range from small, localized areas, wherein specially designed structures may not experience extensive damage, to liquefaction within a large area resulting in lateral movement of the deposit and subsequent heavy damage to any affected structures.

2.3.2 Seismic Induced Settlement

Seismic induced settlement is very closely related to liquefaction in that loose sands and silts below the water table may tend to settle or densify as the result of ground shaking. As a consequence, the structure of the unconsolidated soil tends to become more compact and ultimately the soil begins to undergo deformations. If the soil is loose, the deformations (settlement) can be quite large, as much as 20 percent.

As with the susceptibility to liquefaction, the soils most susceptible to seismically induced settlement within the Santee area are the loose alluvial soils of the San Diego River and its tributaries. The limits of these soils are indicated on Figure as soils susceptible to liquefaction.

2.3.3 Seismic Induced Landslides

Seismically induced landslides are common in areas of high seismicity near the earthquake source. Over 1000 such landslides occurred during the 1971 San Fernando earthquake in the foothills of the San Gabriel Mountains above the San Fernando Valley (Morton, 1971). Since Santee is located far from any major active faults, the potential for landsliding caused by earthquakes is considered to be very low.

2.3.4 Seismic Induced Dam Failure

The central portion of the City is located in the San Diego River Valley below the San Vicente and El Capitan Reservoirs. The San Vicente Dam is a concrete structure located approximately 5 miles northeast of the City and the El Capitan Dam is an earthfill structure located approximately 8 miles east of Santee.

No seismically hazardous conditions are known to exist at either structure, however, a complete study of this subject should be made. Information concerning the safety of these dams, which is reviewed annually by the California Department of Water Resources, Division of Dam Safety, may be obtained from that Department.

3.0 NEEDS

Within the City of Santee there exists potential geologic problem areas, indicated on the Geology Map, Figure 20.

The geographic areas within the City of Santee of primary concern include; those properties north of Carlton Hills Boulevard, and those located on both sides of Fanita Drive along the south-central City boundary.

These areas are underlain by the Friars Formation and are potentially susceptible to landslide or debris flow. Other areas of concern include; those properties along the San Diego River and along the Sycamore Canyon Drainage Sub-Basin. These areas are overlain by alluvial soils and are susceptible to liquefaction.

While the certainty of occurrence, timing, and degree of significance of geologic and/or seismic hazards cannot be accurately predicted at this time, it is possible to take appropriate actions which may minimize the loss of life and destruction of property within the City caused by geologic or seismic hazards.

CITY OF SANTEE GENERAL PLAN

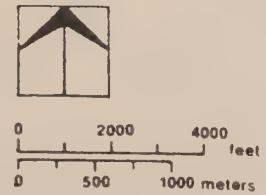
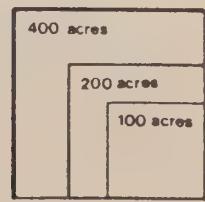
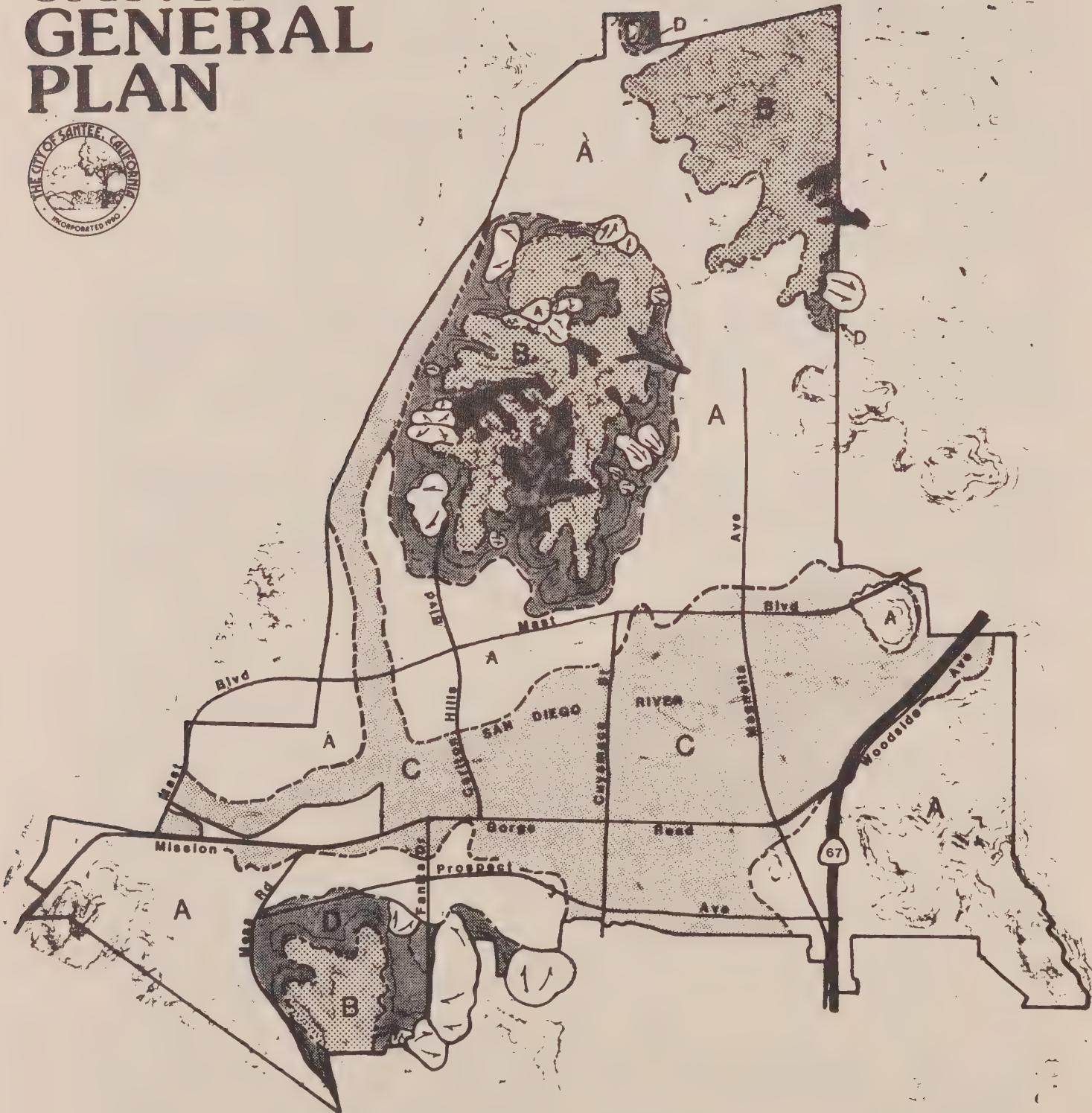


FIGURE 20

SEISMIC HAZARDS AND STUDY AREAS

- A** generally stable ; underlain by granite rock or has gentle slopes
 - B** moderately stable ; underlain by stadium conglomerate
 - C** potential liquification, loose alluvium and high water table
 - D** generally unstable ; underlain by friars formation landslide or debris flow

 debris flow

 landslide

note: A,B,C,D refer to table 21,
geotechnical studies required,
seismic safety element

Source: Geocon Inc

Prepared by: Mooney-Lettieri & Associates

Because there are potential geologic hazard areas within Santee, the implementation of an adequate project review system is needed. The purpose of a review system would be to provide a methodology for evaluating the seismic/geologic compatibility or acceptability of a particular structure type within a specific site.

As a first step, this review system should determine a level of geologic or seismic risk that can be accepted for each type and/or function of a structure. Since geologic or seismic risks do not lend themselves to full mitigation, it is incumbent upon the City to determine the type and extent of specific geologic or geotechnical investigations required for all future development and redevelopment proposals. This could be more fully emphasized through the Environmental Review Process as mandated by the California Environmental Quality Act (CEQA), California Administrative Code, Title 14, Division 6. Implementation of these procedures will enable a determination to be made of what areas within the City of Santee are acceptable for particular structures and land uses in terms of geologic/seismic safety.

In association with these review steps, the City, through the Development Review Process could place specific design conditions upon each project development, where appropriate, to ensure acceptable avoidance or mitigation of potential geologic hazards.

Potential seismic hazards within the City associated with movement along regionally active faults can neither be prevented nor predicted with any certainty. However, the existing City of Santee Emergency Plan needs to be reviewed and updated periodically to insure that it continues to meet the changing needs of residents, transportation systems and public services in the event of a seismically induced emergency.

4.0 GOAL

The Seismic Safety Element Goal is to minimize the loss of life and destruction of property in Santee caused by seismic and geologic hazards.

5.0 OBJECTIVES AND POLICIES

Objective 1.0

Assure that the Project Review Process allows for consideration of seismic and geologic hazards as early as possible.

Policy 1.1 The City should utilize existing and evolving geologic, geophysical and engineering knowledge to distinguish and delineate those areas which are particularly susceptible to damage from seismic and other geologic phenomena.

Policy 1.2 The City should ensure that if a project is proposed in an area identified herein as seismically and/or geologically hazardous, the proposal shall demonstrate through appropriate geologic studies and investigations that either the unfavorable conditions do not exist in the specific area in question or that they may be avoided or mitigated through proper site planning, design and construction.

Policy 1.3 The City shall require that all potential geotechnical and soil hazards be fully investigated at the Environmental Review stage prior to project approval. Such investigations shall include those identified by Table 21, Geotechnical Studies Required and such soil studies as may be warranted by results of the Initial Environmental Study.

6.0 IMPLEMENTATION

The implementation of an effective geologic/geotechnical review process necessitates the development of a methodology for determining the level of geologic risk or hazard associated with the development of various types and/or functions of structures within particular (geologic) areas within the City of Santee. This review process shall include:

- (1) A classification of structure types or functions relative to their sensitivity to potential geologic risk.
- (2) Minimum suggested requirements for the level of geotechnical investigation for various combinations of site location and type of structure or development.
- (3) Design considerations which can be integrated into the proposed project to adequately mitigate potential geologic hazards.

The factors requiring consideration are the type and/or function of a structure, the presence of geological hazards at the proposed site and the level of risk that can be accepted. In areas of potentially higher risk or where more critical structures are planned, special design considerations will be necessary to reduce the level of risk to an acceptable factor. The intent is not to condemn an area as being impossible to develop, but is intended to provide a basis for evaluating specific site/structure combinations and to discourage those that are unfavorable.

Implementation of steps (1) and (2) of the aforementioned review process can be accomplished through implementation of those actions stated in Table 21., Geotechnical Studies Required. This Table indicates the minimum suggested requirements for the level of geotechnical investigation for various combinations of site location and type of structure or development.

Critical structures, as shown under Group I in the table, are primarily emergency facilities that must remain in service in the event of a disaster, and any large structures intended for high occupancy. Nuclear power plant site considerations are not included in this category but would be covered under federal regulations. In regard to seismic investigations for critical structures, very thorough studies should be conducted. These studies should be performed in accordance with "Guidelines to Geologic/Seismic Reports" California Division of Mines and Geology (CDMG) Notes Number 37 and "Recommended Guidelines for Determining the Maximum Credible and the Maximum Probable Earthquakes" CDMG Notes Number 43.

TABLE 21.

Geotechnical Studies Required

Type of Structure/Land Uses

Map Symbol*	Group I	Group II	Group III
A	GI-SI-SS	GR-SI	GR
B	GI-SI-SS	GI-SI	GR
C	GI-SI-SS	GI-SI-SS	GR
D	GI-SI-SS	GI-SI	GR

Group I - Critical facilities: hospitals; fire and police facilities; power generating stations; communication facilities; high-rise structures; municipal government centers; and other high occupancy structures.

Group II - residential (single-family, small apartment, motel), small commercial and industrial structures; roadways; and smaller government facilities.

Group III - Relatively insensitive to risk: golf courses, parks, warehouses, land-fill areas (landfill areas may require detailed geologic study for environmental consideration).

* - refers to Figure 20., Seismic Hazards and Study Areas Map.

Legend:

GR - Geological Reconnaissance

1. conducted during initial planning stages;
2. performed and certified by a Certified Engineering Geologist (CEG), or Registered Geologist (RG) in the State of California;
3. includes a literature search (available reports, published geologic maps, aerial photographs), i.e. research on existing problems in the area; and a field inspection to identify/assess potential geologic hazards requiring further study;
4. recommends the scope for additional geotechnical studies.

GI - Geological Investigation

1. can be conducted during the Environmental Review Process, but usually occurs at the Tentative Map stage;
2. performed and certified by a Certified Engineering Geologist (CEG) or Registered Geologist (RG) in the State of California;
3. considers the conditions of preliminary grading plans, i.e. hazardous building sites, stabilization, excavation and/or avoidance of hazardous soil types;
4. includes subsurface testing, laboratory analysis and special design criteria.

SI - Soil Investigation

1. normally conducted in conjunction with Geologic Investigations;
2. report prepared under authority of and signed by licensed Civil Engineer specializing in soils engineering;
3. considers final grading plans;
4. includes subsurface testing, laboratory analysis, and special design criteria.

SS - Seismic Study

1. similar requirements as with geotechnical/soils investigations;
2. conducted in accordance with guidelines set forth by the California Division of Mines and Geology.

Structures with relatively lower occupancy and subsequent higher level of risk acceptance would require relatively less consideration or study. These structures or developments are shown as Group II structures.

The land uses shown in Group III are those which are relatively insensitive to geologic or seismic risk.

Step (3) of the review process can be implemented through the Environmental Review Process as mandated by the California Environmental Quality Act (CEQA). CEQA requires that all significant environmental effects of a proposed project, including geologic and soil conditions, be identified and discussed. The Act also requires that identified significant effects be adequately mitigated. The procedure would consist of a review to ensure that all pertinent geotechnical considerations had been adequately addressed and that appropriate land use and design considerations or siting alternatives be integrated into the project to mitigate identified geologic hazards. The reviewer could be geotechnical personnel employed directly by the City or a private geotechnical consulting firm under contract to the City specifically in a project review capacity.

Further Study -

1. As additional geotechnical studies are conducted in the Santee area, the Seismic Safety Element should be updated and refined. In addition, it is recommended that the City maintain a master geotechnical map on which all information concerning the location of landslides, faults and potentially liquefiable areas is located and could be added to as new information is gained from geotechnical reports submitted for review.
2. Review and update of the Zoning Ordinance should be undertaken to ensure that it adequately addresses seismic safety issues geologic site conditions and geotechnical mitigation procedures identified in the General Plan.

PUBLIC SAFETY ELEMENT

1.0 INTRODUCTION

1.1 Summary

Within the City of Santee community growth and development is anticipated to increase as the attractiveness of this environmentally and topographically diverse Community continues to promote population growth. With the ongoing growth and development, and the associated potential public safety considerations, the City has developed a Public Safety Element in response to public safety concerns. The public safety considerations addressed within this Element include; flooding, fire hazards, hazardous materials, crime prevention, traffic safety, aircraft safety and disaster preparedness.

1.2 Purpose

The purpose of the Public Safety Element is to reduce loss of life, injuries, and damage to property resulting from natural and human-caused public safety hazards. The Public Safety Element utilized in conjunction with the Seismic Safety Element, addresses the full scope of potential hazards facing Santee.

The Element is designed to identify areas where private and public decisions on land use, need to be responsive to potentially hazardous conditions. It further serves to inform individuals, firms and public agencies of Santee's policies regarding the type of land use permitted, how and where to build public facilities and what types of services should be provided.

1.3 Authorization

Government Code Section 65302(i) requires each California city and county to include within its General Plan, a Public Safety Element which promotes the protection of the community from flooding, fires, crime, traffic and aircraft accidents and other identified hazards.

2.0 EXISTING CONDITIONS

2.1 Flood Hazards

2.1.1 Rivers and Creeks

Flooding in Santee could result primarily from four conditions, or a combination of them: (1) heavy, prolonged precipitation; (2) the collapse or leakage of a dam; (3) a degraded watershed or drainage system; (4) a release of water from upstream dams. In the Upper San Diego River Basin, one of the most serious watershed management problems arises from uncontrolled fires. The fires remove thick underbrush and chaparral, stripping the

moisture-retaining ground cover from the soil. Peak runoff from the barren slopes increases and soil erosion takes place.

Santee has basically five waterways: the San Diego River, Forester Creek, Sycamore Creek, and intermittent creeks paralleling Big Rock Road and Fanita Drive shown on Figure 21. The floodplains of the San Diego River and Forester Creek were last mapped in 1973 by the San Diego County Flood Control District, and the District is currently in the process of remapping them, since extensive changes have occurred in the floodplains as a result of development. The Federal Emergency Management Agency mapped the San Diego River and Forester Creek in 1982 as part of the National Flood Insurance Program. Figure 21. reflects that mapping plus all known changes that have been made to the floodplain to date.

It is estimated that in the City there are a total of 810 acres within the floodplain of the San Diego River, roughly 347 within the floodway and 463 within the floodplain fringe. The Forester Creek floodplain is estimated to have a total of 90 acres, roughly 31 acres within the floodway and 59 acres within the floodplain fringe. The low flow channel of Sycamore Creek is estimated to cover roughly 42 acres (also shown on Figure 21.). The low flow channel of the creek parallel to Big Rock Road covers roughly 5 acres. The portion of the low flow channel of the creek parallel to Fanita Drive that is within Santee covers roughly 2.8 acres.

There are a variety of existing and designated land uses (i.e. residential, commercial, and industrial) located within the floodplain areas of these five waterways. Many of these uses would be susceptible to flood damage (depending upon their siting and design considerations) in the event of a 100-year flood.

Historical flood records indicate extensive flood damage to surrounding areas in Santee associated with flood events along the San Diego River. Forester Creek has also experienced flooding and associated flood damage, especially to roadways.

2.1.2 Water Reservoirs

Padre Dam Municipal Water District maintains four water reservoirs within Santee. The Charles C. Price Reservoir, located just east of State Route 67 and Via Madonna, is the largest, with a capacity of 15.5 million gallons. It is situated on top of a hill and is below ground level. The Carlton Hills Reservoir, an above-ground water tank located just north of the current northern terminus of Carlton Hills Boulevard, holds up to 2.43 million gallons. The Sunrise Reservoir, an above-ground tank located just south of Mast Boulevard and east of Ramsgate Way, has a capacity of 2.0 million gallons.

The Fanita Reservoir, an above-ground tank located just south of the southern terminus of Organdy Lane, holds up to 1.5 million

gallons. Each of the reservoirs is located on the top of a hill in order to minimize the need for pumps. In the event of the failure of any of the reservoirs, the land adjacent to and below the ruptured reservoir could be flooded. Inundation studies for each of the reservoirs have not been completed. The reservoirs, are shown on Figure 21. The Carlton Hills Reservoir is the farthest from any existing homes, roughly 1,000 feet from the homes on Swanton Drive. The Fanita Reservoir is about 600 feet from the nearest homes on Shantung Drive. The Charles C. Price Reservoir is roughly 200 feet from existing homes. The Sunrise Reservoir will be roughly the same distance from future homes constructed as part of the approved Deerpark-Santee Unit 3 development just east of the reservoir.

In addition to the reservoirs within Santee, the City could also be subject to flood damage from failure of two above-ground water storage tanks located near Grossmont College, just south of the City. Each holds 2.5 million gallons of water. Located in the southeast quadrant of the intersection of Grossmont College Drive and Fanita Drive, one of the tanks is owned by the Padre Dam Municipal Water District; the other is owned by the Helix Water District.

Padre Dam Municipal Water District is currently planning for the storage of an additional four million gallons of water on a hill just west of the west end of Woodglen Vista. Known as the Cuyamaca Reservoir, this site would contain two above-ground tanks, each holding two million gallons. The nearest homes would be roughly 1400 feet to the east. When the northern portion of the City is developed, additional water storage facilities will be required.

The location of El Capitan Dam, roughly 10 miles upstream from Santee, includes an additional potential flood hazard above the normal hazard potential for the San Diego River flooding. Built in 1935 by hydraulic fill methods, the dam is rock-filled, with a clay core. It has a storage capacity of 116,500 acre-feet of water at the spillway elevation of 750 feet above mean sea level and a drainage area of 190 square miles. Because of the failure of a large hydraulically filled dam in Los Angeles in 1971, the State's Department of Water Resources' Division of Safety of Dams requested all owners of hydraulic fill dams to conduct an investigation of the safety of their dams under seismic loading. The study of El Capitan showed that the maximum water surface elevation should be 720 feet, with the spillway at 750 feet. The maximum elevation was established at 720 feet and that is now considered to be the permanent storage elevation.

2.2 Fire Hazards

The Santee Fire Protection District currently provides fire protection and paramedic services to all of Santee, as well as roughly two square miles adjacent to Santee in the Pepper Drive

area. The District employs roughly 0.78 firefighters for every 1,000 people. When the District was last surveyed by the Insurance Services Office (ISO) in 1974, it received a Class 3 rating, while the city received an overall Class 4 rating. Based upon the ISO rating system of 1 to 10, where 1 is the highest rating and ten is the lowest, the Santee Fire Protection District is considered to offer adequate service.

The Santee Fire Protection District currently maintains two stations, one at 8950 Cottonwood Avenue and another at 9312 Carlton Hills Boulevard. The District's response times vary within the City. However, all areas of the City can be reached within three to five minutes.

Santee's location in Southern California, surrounded by much natural land, makes it a high fire hazard area. In addition, there are a large number of brush-covered hillsides in Santee that are not easily accessible, adding to Santee's fire hazards. The most common type of fire in Santee is the Class A or Common Combustible fire, which starts with common combustible materials such as wood, cloth, household furniture, brush, etc. A significant fire, one which burns a minimum of 500 acres and requires the heavy use of mutual aid resources, occurs in Santee roughly once every three years. The Carlton Hills and San Diego Rattlesnake Mountain areas, both of which are brush-covered hillsides that are somewhat inaccessible and elevated (exposed to winds), have a higher than average proportion of the fires in Santee. Roughly 80 percent of the fires in Santee are in the single family residences, and randomly located throughout the city.

The Fire District has a signed automatic aid agreement on first alarm or greater responses with the Lakeside Fire Protection District. In addition, a second alarm or greater agreement is in effect with the cities of El Cajon, La Mesa, and Lemon Grove and the Lakeside and Spring Valley Fire Protection Districts. The District is also part of both the San Diego County and State of California Master Mutual Aid Agreements and maintains a separate agreement with the California Department of Forestry.

The Santee Fire Protection District has a weed abatement program which begins in April of each year. At that time, the area is surveyed for properties having weeds that have grown to such an extent that a fire hazard is created. Property owners are notified and given time to remove the weeds. If the weeds are not removed by the owner within the designated time frame, the Fire District hires a weed abatement contractor to undertake the removal and charges the applicant.

The Santee Fire Protection District requires a minimum pressure flow of water for fire protection, with the amounts varying with the type of development. Single-family detached houses require a flow of 1,000 gallons per minute; duplexes require 1,500 gallons per minute; multi-family units (condominiums and townhouses) require 2,500 gallons per minute. The required fire

flow for commercial, industrial, manufacturing, and large apartment buildings vary and are based on the necessary fire flow for the particular occupancy. It varies between 1,000 and 6,000 gallons per minute, depending on type of construction, the type of use, and any built-in fire protection (sprinklers, etc.).

There are currently no firefighting water flow pressure problems in Santee. However, in the future much of the development may occur on the tops or sides of hills in the northern part of the City. It is recommended that new development should avoid or minimize the need for pumps in order to get the required fire flow.

The Santee Fire Marshal reviews proposed subdivision developments, multiple residential, commercial and industrial projects to ensure adequate fire hydrant locations, water flow pressure, access for emergency vehicles, and that other requirements of the Uniform Fire Code are met.

In addition to providing fire protection, the Santee Fire Protection District provides emergency medical aid. All firefighters are certified to the Emergency Medical Technician level, as required by the State. The district maintains one mobile intensive care Paramedic unit and two certified Paramedics on duty 24 hours a day. The unit is maintained at Station 1, on Cottonwood Avenue. Automatic backup is obtained from either the Lakeside Fire Protection District or the City of El Cajon Fire Department.

2.3 Crime Hazards/Traffic Hazards

Police protection for Santee residents is provided by the County Sheriff's department, which operates out of the Santee Substation on Cuyamaca Street. The ratio of officers to population in Santee is 1:12,000. This is higher than the County average of 1:13,275, and Santee has quicker response times than the overall County average. Santee has two beats, one for law enforcement; and another for traffic enforcement. The average priority call response time for Beat 4 (law enforcement) is 8.2 minutes; the average for Beat 15 (traffic law enforcement) is 7.5 minutes. For backup assistance, deputies first call on additional beats operating out of the Santee station. If additional help is needed, the downtown Sheriff's office is called and that office puts out calls to adjacent jurisdictions and calls in the volunteers (reserves).

Thefts and burglaries are by far the largest crime problem in Santee, although Santee's crime rate is less than the average for the County as a whole. Higher density areas tend to have more property-related crimes than do single-family areas, with businesses being the main target for burglaries. Roughly half of all burglaries in Santee during the last year were along Mission Gorge Road, with the rest scattered throughout the City. The Sheriff's Department has initiated, and is responsible for,

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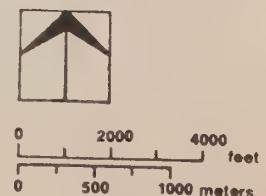
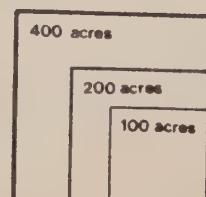
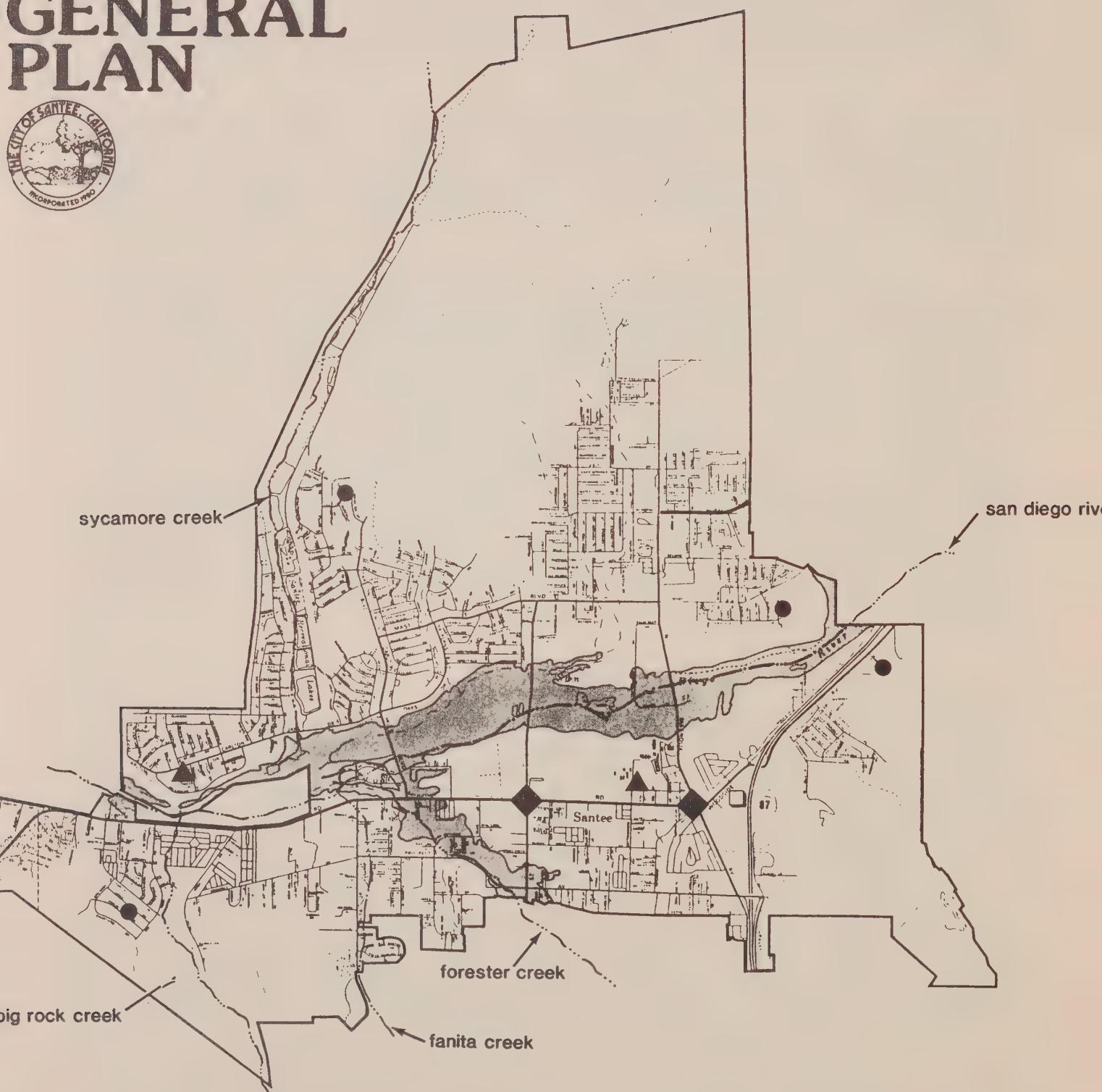


FIGURE 21

PUBLIC SAFETY

- [Solid blue square] 1983 100 yr floodplain
 - [Blue line with arrows] waterways
 - [Solid black circle] water storage tanks
 - [Solid black triangle pointing up] fire stations
 - [Solid black diamond] high traffic accident areas
 - [Solid blue square with a white outline] city government office

Source: City of Santee

Prepared by: Mooney-Lettieri & Associates

the Neighborhood Watch Program in Santee, which is aimed at reducing the number of burglaries.

There are roughly 108 miles of roads in Santee. Most streets are relatively new and do not have significant driving hazards. However, when the Sheriff's Department determines a road section in need of repair, it notifies the City Engineer, who is responsible for street repair.

The main cause of traffic accidents appears to be primarily related to traffic levels in association with the structural siting and design of buildings and land use characteristics. Most accidents occur on the major streets in or near intersections, where traffic is the heaviest and turning movements are frequent. The area with the highest concentration of accidents is the intersection of Woodside Avenue/Mission Gorge Road and Magnolia Avenue, where commercial uses exist and where much traffic from the northern residential areas is funneled toward State Route 67. The second highest concentration of accidents is at the intersection of Mission Gorge Road and Cuyamaca Street where many commercial uses exist and where traffic coming from residential areas and from El Cajon create a high traffic level.

For streets as a whole, Mission Gorge Road has by far the highest accident rate. As formerly alluded to, the high accident rate along this road can be partially attributed to the free standing strip type of commercial land uses along this roadway which because of their siting and design requirements exhibit numerous curb cuts for entrances and exits. The numerous exits and entrances utilized by commercial patrons and delivery vehicles, in conjunction with the extensive amount of commercial signage, results in an increase in conflicting traffic movements along this roadway, thereby contributing to increased vehicle accidents. Other sections of roads with high accident rates include the portions of Magnolia and Cuyamaca south of Mission Gorge Road and the portion of Magnolia between Mast Boulevard and El Nopal. The portion of Magnolia between Mast Boulevard and El Nopal is adjacent to Santana High School and a shopping center, which may account for a high traffic count, increasing the potential for accidents.

2.4 Airport Hazards

The City of Santee is situated between two aircraft operations areas: Miramar Naval Air Station to the northwest and Gillespie Field to the immediate south. The San Diego Association of Governments (SANDAG), formerly known as the Comprehensive Planning Organization of the San Diego Region, has been designated as the region's Airport Land Use Commission. As such, it is responsible for preparing comprehensive land use plans for the area surrounding each airport within its jurisdiction, based on aircraft-produced noise impacts and aircraft-produced accident potential considerations.

SANDAG's Comprehensive Land Use Plan, NAS Miramar does not include Santee within any of the Accident Potential Zones identified in the SANDAG report, which are areas with highest accident potential.

Gillespie Field is a general aviation airport, primarily used for recreational and business purposes. The limit of 60,000 pounds per aircraft will continue to limit the airport to general aviation; there are no plans for it to become a commercial airport. Gillespie Field currently has roughly 200,000 operations (take-offs and landings) per year. This has dropped from the high of 300,000 in 1979, and is expected to rise to the Practical Annual Capacity (PANCAP) for its runway system of 450,000 by the year 2,000.

The Comprehensive Land Use Plan, Gillespie Field has designated "Airport Influence Area Impact Zones," which are areas that may be subject to noise and crash hazards from Gillespie Field. A portion of the south-central part of Santee has been determined to fall within the area impacted by the Airport (Figure 22.). A small portion of the City between the southern city boundary and Olive Lane has been designated as a C2 Impact Zone. This zone is considered to have a limited crash hazard and a moderate noise impact from Gillespie Field. The Plan recommends that no new high density residential, high rise residential, transient lodging, schools, hospitals or nursing homes be constructed in this area. It also recommends restricting development of mobile homes, single family residential, residential-agricultural, medium density residential, university, commercial, office, service industry, and manufacturing uses. This area is designated for Light Industrial and Park and Open Space uses.

The Comprehensive Land Use Plan, Gillespie Field designates a portion of the south-central area of Santee as within the C1 Impact Zone (Figure 22.). This zone is considered to have a limited crash hazard and low noise impact from Gillespie Field. The Gillespie Field Plan recommendations are the same as for the C2 Zone except that there is no restriction on low density residential-agricultural uses.

Areas located within this C1 impact Zone include those parcels south of Prospect Avenue and east of Atlas View Drive which are designated for Low-Medium Residential uses, and those parcels located at the intersection of Mission Gorge Road and Cuyamaca Street which are designated for General Commercial uses including the future Santee Town Center.

The Federal Aviation Administration has specific regulations concerning the construction or alteration of structures that may affect navigable airspace. A small portion of south-central Santee is within the Clear Zone for Runway 1735, the north/south runway at Gillespie Field. The Land Use Element of the City's General Plan designates this area for Park/Open Space, which would be compatible with the airport uses.

2.5 Disaster Preparedness

The City of Santee has adopted the City of Santee Emergency Plan, which designates the responsibilities to local personnel in the event of an emergency resulting from flooding, uncontrolled wildfire, earthquakes, civil disturbances, accidental chemical or hazardous waste spills, or state of war emergency. The City is responsible for conducting emergency operations within its boundaries. In a disaster involving more than the City of Santee, the County Emergency Services Organization is responsible for coordinating disaster operations. In the event that the normal location of City government is not available because of emergency conditions, the temporary seat of government is designated as the Fire Department Headquarters at 8950 Cottonwood Avenue. If that is not available, the Education Center at 9625 Cuyamaca would be used.

In the event that the United States is in a state of war, the State Office of Emergency Services determines and disseminates readiness conditions, which designate progressive phases and initiates specific procedures for orderly transition from peacetime to wartime readiness. Readiness Condition Four is in effect during normal peacetime conditions. Announcement of Readiness Conditions Three and Two are received initially at the Sheriff's Office, and followed by official public announcements. Readiness Condition One exists, automatically, upon notice of an attack warning or a proclamation by the Governor. The National Warning System (NAWAS) transmits warning information to the state warning point, which then transmits the information to the County Sheriff's Office via the NAWAS system, the California Law Enforcement Telecommunications System, Public Safety radio systems, and the Radio Amateur Civil Emergency Services network. Warning of an extraordinary peacetime emergency may also be received by the Sheriff's Office. Emergency information, advice, and action instructions are announced to the public through various media, with the Emergency Broadcast System, the Lifesaving Information for Emergencies radio stem, and mobile loudspeakers as the primary resources.

The Emergency Operations Center is a facility to be used for the centralized direction and control of the emergency organization in case of a disaster. It is activated and staffed to the extent required when an Increased Readiness Condition or an Alert Warning is received.

The Director/Coordinator of the San Diego County Emergency Services Organization or the Director of Emergency Services in Santee (the City Manager) can activate the mass Care Plan. Persons in need of medical assistance will be referred to a Casualty Collection Point or First Aid Station. There are two designated Mass Care Centers in Santee. One is at Chet Harritt School, 8120 Arlette Street, which provides for residents on the

south side of the San Diego River. The other is Carlton Hills School at 9353 Pike Road, which provides for residents on the north side of the River.

2.6 Hazardous Materials

There are some industrial locations within the City which use and store flammable materials and chemicals that could be potentially hazardous if inappropriately mixed with other materials. However, they are few in number and are not considered to be a hazard by the Santee Fire Protection District.

If evacuation should become necessary due to a chemical spill or other accident in which Santee residents could potentially be exposed to dangerous conditions, it is the responsibility of the Sheriff's Department to conduct an orderly evacuation from endangered area.

3.0 NEEDS

While it is not possible to create an environment free from safety hazards, steps can be taken to assume an adequate level of risk for citizens and property. This can best be accomplished by having a population which is aware of the hazards, and also of actions which might reduce or eliminate them. Those agencies within the City whose responsibility it is to further the health and well-being of Santee's residents need to continue striving for readiness in implementing any preventative or emergency actions which might be required.

Santee has five waterways which may continue to cause flooding problems. Since urban development generally creates more runoff than vegetated lands, it is important that future planning take into consideration the impacts of potential increased runoff. Any project proposed within a floodplain area should be subject to site plan review. In addition, flood control improvements planned for the San Diego River must be comprehensive in that the overall hydrologic requirements must be assessed prior to constructing any improvements.

Some homes could be damaged by water runoff from a rupture of any of the five water reservoirs discussed under Existing Conditions. It is important that future planning take into consideration the general direction of flow in the event of a rupture in any of the reservoirs and avoid the placement of buildings in those areas.

Santee's fire problems are primarily related to the large amount of vacant, brush-covered land within the City, much of which is not easily accessible. In order to minimize this potential hazard, the existing weed abatement program should be continued. As development within these areas proceeds, adequate accessways are necessary to ensure fire safety.

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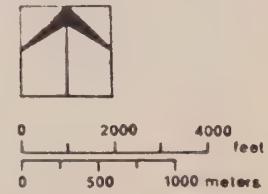
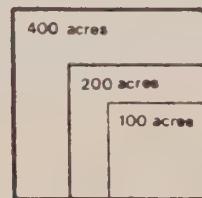
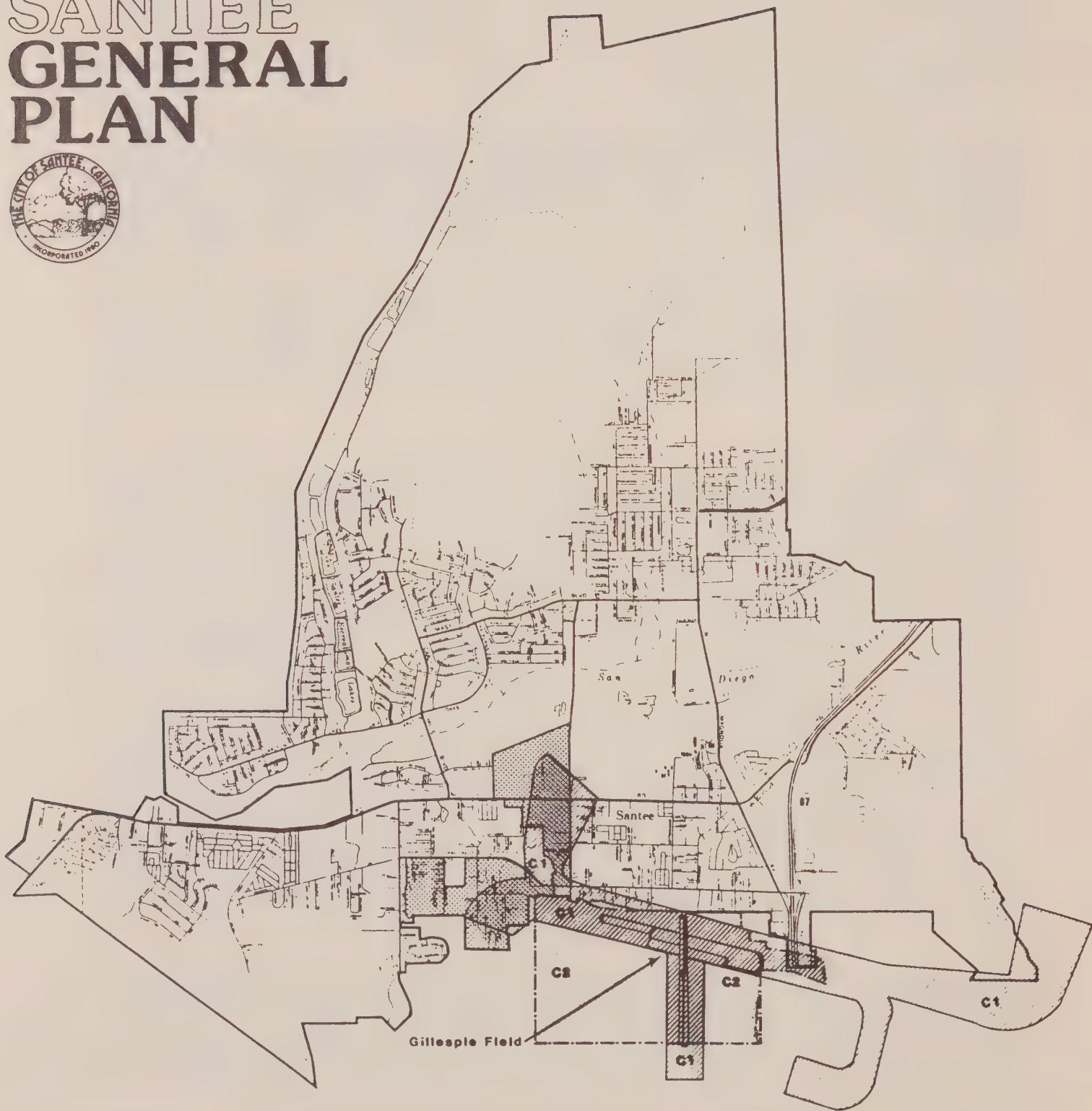


FIGURE 22

AIRPORT HAZARDS

airport influence area impact zones:

C1 limited crash hazard
low noise impact

C2 limited crash hazard
moderate noise impact

 land uses potentially incompatible with airport impact zones

Source: City of Santee

Prepared by: Mooney-Lettieri & Associates

A second problem is associated with the fact that a few areas do not have an adequate distribution of fire hydrants and or would benefit if larger water lines were installed. This potential problem could be addressed through a periodic review of all existing facilities by the City of Santee Fire Chief and/or City Engineer.

Some of the older mobilehome parks within the City do not have adequate street widths for ease of access by fire fighting vehicles. This potential problem is, however, characteristic of this type of self-contained development. With future mobilehome developments, however, innovative project design considerations which could enable the development of adequately wide private streets could be made a condition of approval.

The most significant crime problems within the City include thefts and burglaries, within higher density residential areas, and within business located along Mission Gorge Road. These problems can be addressed through the utilization of building design techniques and lighting which take into consideration defensible space strategies, as well as through the continued promotion of the Neighborhood Watch Program.

Traffic accidents along Mission Gorge Road are primarily due to heavy traffic volumes in association with numerous entrances and exists along Mission Gorge Road, which results in an increase in conflicting traffic movements. This potential problem can be reduced through the consolidation of entrances and exits along this road, in association with the implementation of other traffic control devices including; the utilization of center medians, left turn pockets and signalized intersections, all of which would serve to reduce the randomness of conflicting traffic movements thereby diminishing traffic accidents.

Portions of the south/central area of Santee are susceptible to aircraft noise and/crash hazards resulting from take-offs or landings at nearby Gillespie Field. Of particular concern is the area south of Prospect Avenue and east of Atlas View Drive which is designated for Low-Medium Residential uses and the area located at the intersection of Mission Gorge Road and Cuyamaca Street which is designated for General Commercial uses. Future developments proposed within these areas should be subject to specific site plan review which considers aircraft hazards.

The City has adopted an Emergency Plan, which provides specific implementation measures in case of any natural or human-induced disasters. Update of this plan is an ongoing need which the City must undertake to maintain an adequate level of public safety.

4.0 GOAL

The goal of the Public Safety Element is to minimize injuries, loss of life, and property damages resulting from natural and human-induced safety hazards.

5.0 OBJECTIVES AND POLICIES

Objective 1.0

Minimize injuries, loss of life and property damage resulting from flood hazards.

Policy 1.1 The City should encourage, within the floodplain, the use of innovative site design strategies which ensure minimizing flood hazards, maintain the natural character of waterways and maximize the use of water as a design feature.

Policy 1.2 All development proposed within a floodplain area shall be required by the City to utilize design and site planning techniques to ensure that structures are elevated at least one foot above the 100-year flood level.

Policy 1.3 All proposed projects which would modify the configuration of any of the three main waterways in Santee shall be required to submit a report prepared by a registered hydrologist that analyzes potential effects of the project downstream as well as in the local vicinity.

Policy 1.4 The City should encourage and support the expansion of the Federal Flood Insurance Program to include areas with potential for mudslides, so that the program would provide federal insurance protection for structures in mudslide hazard areas.

Policy 1.5 The City should actively pursue the improvement of drainageways and flood control facilities so as to lessen recurrent flood problems and include such public improvements in the capital improvements program for the City.

Policy 1.6 The City should actively pursue the identification of flood hazard areas along Sycamore, Fanita, and Mesa Creeks and apply protective measures where necessary.

Policy 1.7 The City should provide staff support to aid in the identification of areas with the potential for mudslides, so that these areas can be included in the Federal Flood Insurance Program.

Policy 1.8 The City should require a hydrologic study, including the analysis of effects on downstream and upstream properties and on the flood-carrying characteristics of the stream for development proposed in the floodplain.

Objective 2.0 Minimize injuries, loss of life and property damage resulting from fire hazards.

Policy 2.1 Proposed developments should be approved only after it is determined that there is adequate water pressure to maintain the required fire flow.

Policy 2.2 The City shall require the installation of all water systems, including pump stations, before construction can begin on an approved project.

Policy 2.3 The City shall require emergency access routes in mobilehome parks and planned developments to be adequately wide to allow the entry and maneuvering of emergency vehicles.

Policy 2.4 The City should support State legislation which would provide tax incentives to encourage the repair or demolition of structures which could be considered fire hazards.

Policy 2.5 The City should support the continuation of the existing weed abatement program.

Policy 2.6 The City shall ensure that the distribution of fire hydrants, and capacity of water lines is adequate through periodic review.

Policy 2.7 The City should investigate establishment of a City Fire Department which would replace the services presently provided by the Santee Fire District.

Objective 3.0 Minimize injuries, loss of life and property damage resulting from criminal activities.

Policy 3.1 The City should encourage citizen participation in the Neighborhood Watch Program.

Policy 3.2 The City shall encourage site planning to take defensible space into account (e.g., more than one entrance, adequate lighting, visibility of open space areas from dwellings, etc.).

Policy 3.3 The City should encourage the upgrading of building security requirements.

Objective 4.0 Minimize injuries, loss of life, and property damage resulting from traffic hazards.

Policy 4.1 The City should continue to participate through the Traffic and Safety Committee in review of traffic safety problems and enforcement of parking regulations.

Policy 4.2 The City should promote the utilization of traffic control devices and other street design measures along busy roadways to regulate, warn, and guide traffic, thereby diminishing traffic hazards.

Objective 5.0 Minimize injuries, loss of life, and property damage resulting from airport hazards.

Policy 5.1 The City should work toward ultimately converting all land within the designated clear zone just north of Gillespie Field to industrial or open space uses.

Policy 5.2 The City shall require that all developments proposed within areas designated as C1 or C2 in the Comprehensive Land Use Plan, Gillespie Field, be subject to site plan review which provides features proposed to mitigate potential aircraft noise and crash hazards.

Policy 5.3 Any project proposed that is within the areas designated as C1 or C2 in the Comprehensive Land Use Plan, Gillespie Field should be sent to the San Diego Association of Governments for review in addition to City review.

Objective 6.0 Minimize injuries, loss of life, and property damage resulting from hazardous materials.

Policy 6.1 The City shall limit and control the manufacture, storage or use of hazardous materials in Santee through the Development Review Process.

Objective 7 Ensure the efficient control of emergency operations during natural or human-caused disasters.

Policy 7.1 The City should undertake periodic disaster exercises in cooperation with appropriate State and Federal Agencies.

6.0 IMPLEMENTATION

There are a variety of existing Federal, State and local programs and strategies which can be utilized within the City to reduce the potential public safety hazards described within this Element. Existing regulations and review procedures and other programs which can be undertaken within the City in response to identified public safety needs for each potential public safety hazard are described below.

6.1 Floodplain Management Regulations and Review Procedures

1. The Colby-Alquist Flood Plain Management Act prohibits the placement of structures in the floodway, except for public utility or communication lines.
2. The City Zoning Ordinance applies the floodplain overlay designator to all property within the 100-year floodplain of the San Diego River and Forester Creek. The development of property within this zone is reviewed by the City Engineer to ensure that all building elevations are one foot higher than the peak flow level of a 100-year flood.
3. The City's Public Works Standards give specific requirements for design of drainage facilities to ensure they are properly sized to handle 100-year flood conditions.
4. The State Department of Water Resources' Division of Dam Safety inspects all dams in California.
5. In order for property owners within the City to qualify for Federal flood insurance, the City must have a program of identifying flood hazard areas and controlling development within these areas. The City has met these qualifications by maintaining up-to-date floodplain maps and controlling new development through the floodplain designator of the Zoning Ordinance and other provisions of the Municipal Code.
6. The Uniform Building Code, Subdivision Ordinance and Watercourse Ordinance regulate new development and other activities which may impact drainageways or flood control facilities.

6.2 Fire Hazard Regulations and Review Procedure

1. The Uniform Building and Fire Code adopted by the City provides fire protection standards for all construction with requirements for fire separation walls, special setbacks and, for some occupancies, interior sprinkler systems.
2. The Santee Fire Protection District administers weed abatement program to limit fire hazards in and around developed areas.

3. City Building Inspectors and/or the City Fire Marshall inspect all new or altered buildings or structures to be sure they do not contain fire or safety hazards.

4. The Municipal Code includes regulations pertaining to emergency operations in case of fire, disaster or extreme peril.

6.3 Traffic Safety and Crime Prevention Laws and Codes

1. The California Highway Patrol is responsible for enforcing traffic laws on State Route 67.

2. The County Sheriff's Department is responsible for enforcing the State Vehicle Code and Penal Code within Santee.

3. The City Municipal Code includes provisions regulating the use of firearms, and for emergency procedures during civil disturbances.

4. The City shall initiate discussions relative to defensible space considerations within the Development Review Process.

5. The City has traffic and parking regulations to insure the safe movement of traffic and emergency vehicle access.

6. The City shall utilize the Environmental Review Process to determine traffic analysis requirements and improvements that may be necessary with all proposed development.

6.4 Airport Safety Regulations and Review Procedure

1. SANDAG, as the region's Airport Land Use Commission, reviews all projects and actions proposed within the boundaries of the designated Area of Influence for the Gillespie Field and the Miramar NAS Comprehensive Land Use Plans. The California Public Utilities Code provides that the Regional Airport Land Use Commission may conduct a hearing to determine a project's compatibility with an airport's Comprehensive Land use Plan. SANDAG's recommendation is binding on the local agency unless its governing body overrules SANDAG's decision by at least a four-fifths vote.

2. The Federal aviation Administration enforces standards for the construction or alteration of any structures that may affect the navigable airspace. Advisory Circular No. 70/7460-2G provides specific details on height limits at various distances from airports.

3. The Airport Approaches Zoning Law, contained in the California Government Code, includes regulations pertaining to land use in the vicinity of and within airports.

4. The City shall require site plan review for all development proposed within the Gillespie Field C1 or C2 Airport Hazard Zones to ensure that design features are incorporated into the site plan which specifically addresses aircraft crash and noise hazards.

5. Under the City's Zoning Ordinance, within the Gillespie Field C1 or C2 Airport Hazard Zones, the City shall consider the application of lower densities within the allowable residential density range.

6.5 Hazardous Materials Review Procedures

1. The City Development Review Ordinance procedures provide authority to regulate and limit the manufacture, storage or use of hazards materials within the City.

6.6 Emergency Operations Strategies

1. The City has an adopted City of Santee Emergency Plan.

COMMUNITY DESIGN

**SCENIC HIGHWAYS ELEMENT
COMMUNITY DESIGN ELEMENT**

SCENIC HIGHWAYS ELEMENT

1.0 INTRODUCTION

1.1 Summary

The City of Santee does not include any officially designated existing State Scenic Highways within its boundaries. State Route 52 which is proposed to extend west to east throughout the City is, however, designated on the State Scenic Highways Master Plan Map as an unconstructed State Scenic Highway eligible for designation. State Route 52 and 67 throughout the City are designated as County Scenic Highways. In addition, there are a number of transportation corridors within the City which conform to the criteria discussed within the Implementation Section of this Element for designation as Local Scenic Roads.

While scenic highways have traditionally run through natural open-space areas, they can include routes that pass through interesting or unique or urban sites. As such, the Scenic Highways Element is closely related to the Circulation, Open Space and Land Use Elements. A scenic highway system can also include related facilities within the scenic corridors, such as bicycle and pedestrian trails, parks, roadside rests and information centers.

The scenic corridor through which the highway passes should have consistent, historic or aesthetic value during all seasons. Consideration should be given those highways or routes which are:

- State-local jurisdictional entry routes or portals;
- Predominantly utilized for recreation or vacation travel;
- Typical or demonstrative of varied scenic factors available within the jurisdiction;
- Utilized for one-day sight seeing/study trips.

1.2 Purpose

The Scenic Highways Element is a major tool used in identifying and developing programs to protect and enhance, within and around the City, those roadways which should be considered as local scenic highways, and when treated in the same manner as State Routes, they may, in time, be incorporated into the State System of Scenic Highways.

Land within a scenic road corridor is generally subject to some form of development control or restrictions relating to outdoor advertising, site design and architectural compatibility. The purpose of this Element is to provide for the development, establishment, and protection of scenic roads.

1.3 Authorization

State Government Code, Section 65302(h) mandates the General Plan of each California city and county to have "a Scenic Highway Element for the establishment and protection of scenic highways" within its jurisdiction.

2.0 EXISTING CONDITIONS

The following list of terms are used within the Scenic Highways Element:

State Scenic Highways are segments of State Highways that the Legislature has included in the Master Plan of State Highways Eligible for Official Scenic Highway Designation and the Director of the California Department of Transportation (Caltrans) has officially designated as such at the request of local government. The Scenic Highway Element can serve as the basis for a request to Caltrans for a corridor study of a State Highway, leading ultimately to official State designation. It may also serve as the basis for a request to the Scenic Highway Advisory Committee within Caltrans that it recommended to the Legislature the inclusion of a particular highway in the State Master Plan.

County Scenic Highways are segments of county highways through unincorporated areas that the State Director of the Department of Transportation has officially so designated at the request of the County. To achieve this designation, the County must provide the same level of protection to the scenic corridor as required for designation as a State Scenic Highway. In this case, the Scenic Highway Element and the implementing ordinances and measures serve as the basis for the request. A county road may be designated in the County's General Plan as a Scenic Highway although it has not received official designation by the State. In this case, the County may develop its own criteria for designation and protection of the scenic corridor. These roads will not appear on the State's Master Plan and are not official County Scenic Highways.

Local Scenic Highways are segments of State Highways or local roads or streets the local government feels are of scenic significance. While scenic highways have traditionally run through natural open space areas, they can include routes that pass through interesting or unique urban sites. They can also include related facilities within the scenic corridors, such as bicycle and pedestrian trails, parks, roadside rest stops, and information centers.

A scenic road corridor is defined as the area of land generally adjacent to and visible from the road which requires protective measures to insure perpetuation of its scenic qualities.

The City of Santee does not have any officially designated State Scenic Highways within its boundaries. The State Scenic Highway Master Plan map does designate the portion of proposed State Route 52 (Soledad Freeway) within Santee as an unconstructed State Highway eligible for designation as a State Scenic Highway.

The County's Scenic Highway Element designates the entirety of proposed State Route 52 (Soledad Freeway) from the San Diego City limits to State Route 67, as a County Scenic Highway. The portion within Santee was designated as a second priority route. Highway 67 which crosses the southeastern corner of Santee is designated as a third priority scenic highway within the County's Scenic Highway Element.

3.0 NEEDS

3.1 State Scenic Highways

State Route 52 in the vicinity of Santee has been designated by the State as an unconstructed state highway eligible for designation as a State Scenic Highway. It is the only road in Santee that is presently under consideration for scenic route status at the State level. Upon determination of its ultimate alignment, this highway needs to be reviewed and a decision reached on its designation as a State Scenic Highway. The City needs to actively pursue discussions with the California Department of Transportation concerning this issue.

If, in the future, the City of Santee wishes to designate as a State Scenic Highway a road or highway that is not on the official map of California State and County Scenic Highways, it must first have the State Legislature designate it as potentially eligible for designation. After the Legislature has approved the addition of the road to the official map, the City could apply for official State recognition.

3.2 County Scenic Highways

It is not within the jurisdiction of Santee to identify and designate existing or potential future scenic roads in unincorporated land outside the City boundaries. However, the City could initiate discussions with the County regarding scenic road status for the estimated 3.3 mile portion of future Route 125 north of Santee.

3.3 Local Scenic Roads

After a review of the major transportation corridors within the City, it was determined that the following roads exhibit the qualities and/or characteristics which merit their designation as Local Scenic Roads;

- (1) The potential alignment of Route 125 through Sycamore Canyon, from the north city boundary to Mission Gorge Road.

- (2) The portion of Mission Gorge Road between the west city boundary and State Route 67.
- (3) The portion of Father Junipero Serra Trail that is within Santee.
- (4) The portion of Mesa Road south of Prospect Avenue.
- (5) The potential SR 52 corridor as identified in the Circulation Element of the General Plan.

3.4 Land Use Regulations and Development Controls

In order to achieve the protection of the Scenic Corridors within the City, land use and design considerations should be utilized to preserve the status of designated scenic roads and corridors.

4.0 GOAL

The goal of the Scenic Highways Element is to provide for the development, establishment, and protection of safe scenic pleasure drives and scenic routes to major recreational areas and points of cultural or scenic significance.

5.0 OBJECTIVES AND POLICIES

Objective 1.0

Protect and enhance scenic resources within designated scenic roadway corridors, particularly along State Route 67, and along the potential alignments of State Route 125 through Sycamore Canyon and State Route 52 from the westerly City boundary to State Route 67.

Policy 1.1 The City shall encourage and support increased State and Federal incentives to local government for their cooperation and participation in the Scenic Highway program.

Policy 1.2 Upon determination of the final alignment of State Route 52, the City shall pursue its designation as a State Scenic Highway.

Policy 1.3 The City of Santee shall cooperate with other local jurisdictions in the creation of a regional scenic highway network.

Policy 1.4 The City shall undertake a review of the State Route 125 corridor to determine whether it merits designation as a State, County, or Local Scenic Highway.

Objective 2.0

Designate and maintain as scenic corridors roads traversing and/or having scenic views of natural topography, extensive vegetation, areas of cultural significance or open space.

Policy 2.1 The City of Santee shall pursue the designation of additional scenic corridors within the City on roadways with appropriate features.

Policy 2.2 The City shall encourage that future improvements along scenic routes emphasize driving safety while minimizing the alteration of natural features and character.

Policy 2.3 The City shall pursue plans for hiking, riding and bike trails to be coordinated with the scenic corridor system.

Objective 3.0

Minimize visual pollution along designated scenic Santee streets and highways by regulation of outdoor advertising displays, grading practices and utility lines.

Policy 3.1 All development proposed along scenic routes are to be carefully reviewed to insure that the design of the development proposal will enhance the scenic quality of the route by preserving scenic vistas, providing for aesthetically harmonious structures and maintaining natural landforms and other natural features to the maximum extent feasible.

Policy 3.2 The City shall, where feasible, pursue the undergrounding and/or relocation of overhead utility lines to enhance scenic corridors.

Policy 3.3 The City shall ensure that on-site signs are compatible with the standards and purposes of the scenic corridor.

6.0 IMPLEMENTATION

Within this section of the Scenic Highways Element is included a general description of the criteria utilized for determining potential State, County and local scenic corridors. Following these criteria is a list of measures which can be undertaken to implement the Scenic Highways Policies within this Element.

6.1 State Criteria

The State does not have a list of specific criteria for determining whether or not a State Highway qualifies for State Scenic Highway status. The only written requirements are that the route must have "natural scenic merit" or "outstanding natural scenic beauty" and that the local jurisdiction must adopt a plan and

program to protect and enhance the scenic appearance of the corridor. The minimum requirements which must be met by the local jurisdiction include, but are not limited to: (1) regulation of land use which may include density and/or the intensity of development; (2) detailed land and site planning; (3) control of outdoor advertising; (4) careful attention to and control of earthmoving and landscaping; and (5) the design and appearance of structures and equipment.

Although there are no specific criteria for determining just what is "scenic," certain standards have been developed over the years by Caltrans. The State's guide for the official designation of scenic highways (State of California Department of Transportation, 1979) specifies that State Scenic Highways shall not include short routes wholly located within an urbanized setting without natural scenic significance. Caltrans generally requires that State Scenic Highways be at least a few miles long and that both sides of the highway must be scenic.

6.2 County Criteria

In order to be designated as part of the San Diego County Scenic Highway System, a route must meet two or more of the following criteria: (a) appear on the State Master Plan of Scenic Highways; (b) provide access to major recreation areas and areas containing recognized scenic and historical sites; (c) connect major recreational, scenic and historical areas; (d) are designated as Recreational Parkways on the Circulation Element of the General Plan; (e) are extensions of routes shown on scenic highway elements of city plans, and are considered to be of Countywide interest; or (f) are entry routes to the County (County of San Diego, 1978, Scenic Highways Element, part III, San Diego County General Plan).

6.3 Local Criteria

In order to be designated as part of the Santee Scenic Roadway System, a route must meet two or more of the following criteria; (a) appear on the State Master Plan of Scenic Highways; (b) provide access to major recreation areas and areas containing recognized scenic and/or historical sites; (c) connect major recreational, scenic and historical areas; (d) have visually pleasing views of natural topographic features and/or vegetation; (e) are extensions of routes shown on scenic highway elements of other city plans; (f) are entry routes to the City; or (g) traverse areas of interesting topography and/or vegetation.

6.4 Other Implementation Measures

- (1) The City of Santee should adopt as Local Scenic Roads those portions of Mission Gorge Road, Father Junipero Serra Trail, Mesa Road and the proposed State Route 125, as discussed within subsection 3.3 of this Element.

- (2) Succeeding the final resolution of the alignment of Highway 52, the City shall undertake an investigation in association with the California Department of Transportation to determine whether Highway 52 merits proposal for designation as a State Scenic Highway.
- (3) The City shall utilize the Development Review Process to ensure that all development proposed adjacent to scenic routes is compatible with the viewsheds and aesthetic features within these corridors. This review should include design considerations such as: sign control, appropriate setbacks, landscaping and structure design and scale. Mission Gorge Road will be subject to the design guidelines as stipulated within the Community Design Element of this Plan.
- (4) The Public Works Department, with input from the Planning Department, should develop a priority list for undergrounding of utilities taking into consideration the scenic routes system as one criteria for determining priority.

CITY OF SANTEE GENERAL PLAN

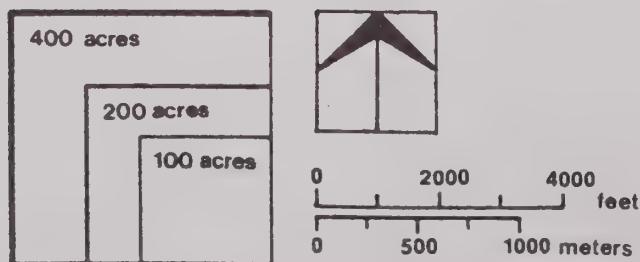
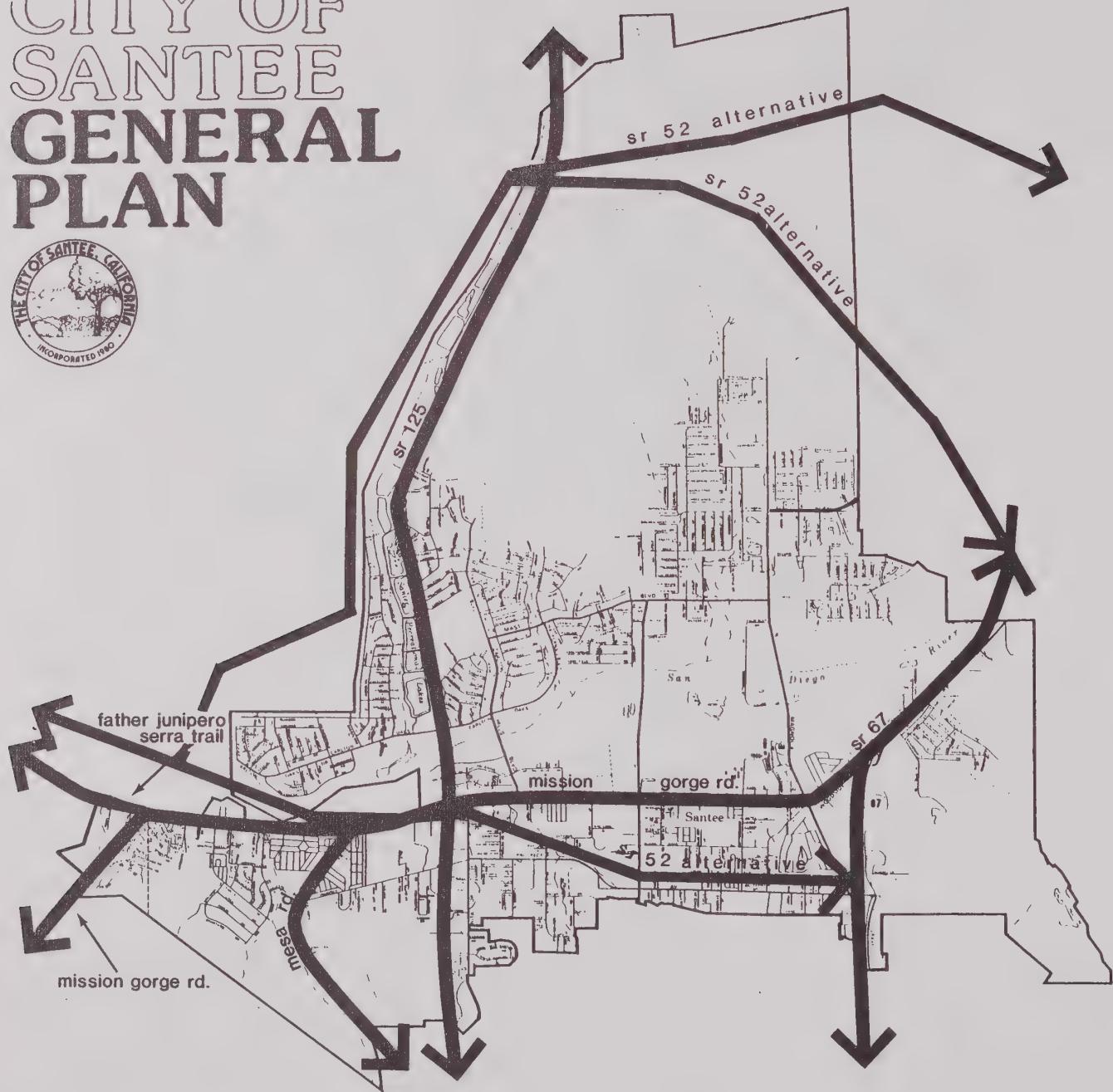


FIGURE 23

SCENIC ROAD CORRIDORS



scenic corridor

COMMUNITY DESIGN ELEMENT

1.0 INTRODUCTION

1.1 Summary -

The City of Santee is located within a rapidly growing area of the San Diego metropolitan region. Today, Santee exhibits many characteristics of its rural heritage as well as those associated with an urbanizing environment. Santee is essentially a residential community with commercial activities concentrated along Mission Gorge Road. Large tracts of open space exist throughout the City mostly associated with hillside terrain and the San Diego River corridor.

Santee is a City that is still evolving in the context of identity, image and function. The wide range of land uses and their variable characteristics is illustrative of this ongoing process which, if properly directed, can afford the City an opportunity to create a positive image, strong identity and a smoothly functioning community.

1.2 Purpose -

The Community Design Element addresses the interrelationships of people and the City in terms of scale, visual pleasure, sense of community and well being. Furthermore, it is concerned with the essential functions of safety and livability of the environment.

In terms of identity, the Element provides a mechanism to strengthen and define Santee's identity for residents and visitors alike. In this way, Santee will be able to avoid becoming an indistinct bedroom community typical of many rapidly urbanizing areas.

The Community Design Element is not intended to be prohibitive in nature. The Element identifies opportunities to enhance the character and livability of Santee and provides design guidelines to achieve such aims. It is the intention of this Element that a private/public dialogue be established whereby creative and innovative design solutions are realized within the City.

1.3 Authorization -

The Community Design Element is a Permissive Element. That is, it is not an Element required by State planning law for a jurisdiction to have an adequate General Plan. The Community Design Element is equally as binding as a Mandated Element upon adoption by the City.

2.0 EXISTING CONDITIONS

2.1 Historical Context -

Santee was first noted for it's dairies, ranches and vineyards. This rural/agricultural system was closely tied to the San Diego River system.

As the City of San Diego grew, Santee became an area of rural residential character. Attractions included large amounts of open space, uncrowded conditions and relatively inexpensive land and housing.

Rapid growth that has occurred since the mid-1950's introduced large-scale tract housing development to the City. This suburban type of development changed the rural lifestyle, character and social makeup of Santee. Today the City continues its evolution from a rural community to a more urbanized City.

2.2 Present -

Santee exhibits mixed physical forms of an evolving community. Its long standing heritage as a rural community, followed by rapid growth has left no clear image or identity for the community. Not uncharacteristic of rapidly growing cities, Santee does not project a strong positive image and suffers from a poor definition of neighborhoods or identifiable districts within the City.

Santee is not without design assets. In fact, the City exhibits a wealth of features that are clear opportunities for establishment of a strong community identity;

- San Diego River corridor,
- Undeveloped hillsides,
- Historic features,
- Centrally located open space,
- Undisturbed views, and
- Favorable climate.

Figure 14, Community Design Elements, illustrates some of the natural and man-made features that provide Santee with its unique combination of design resources.

In summary, Santee is experiencing some difficulty, from a community design perspective, with a transition from its rural heritage to a more urbanized community. To take advantage of existing design opportunities and improve negative features, the City must establish a clear direction for the future. In this way, transition can take place in both an orderly and purposeful manner and achieve the community design objectives established as part of this Plan.

CITY OF SANTEE GENERAL PLAN

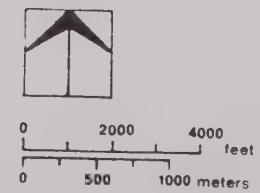
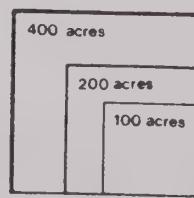
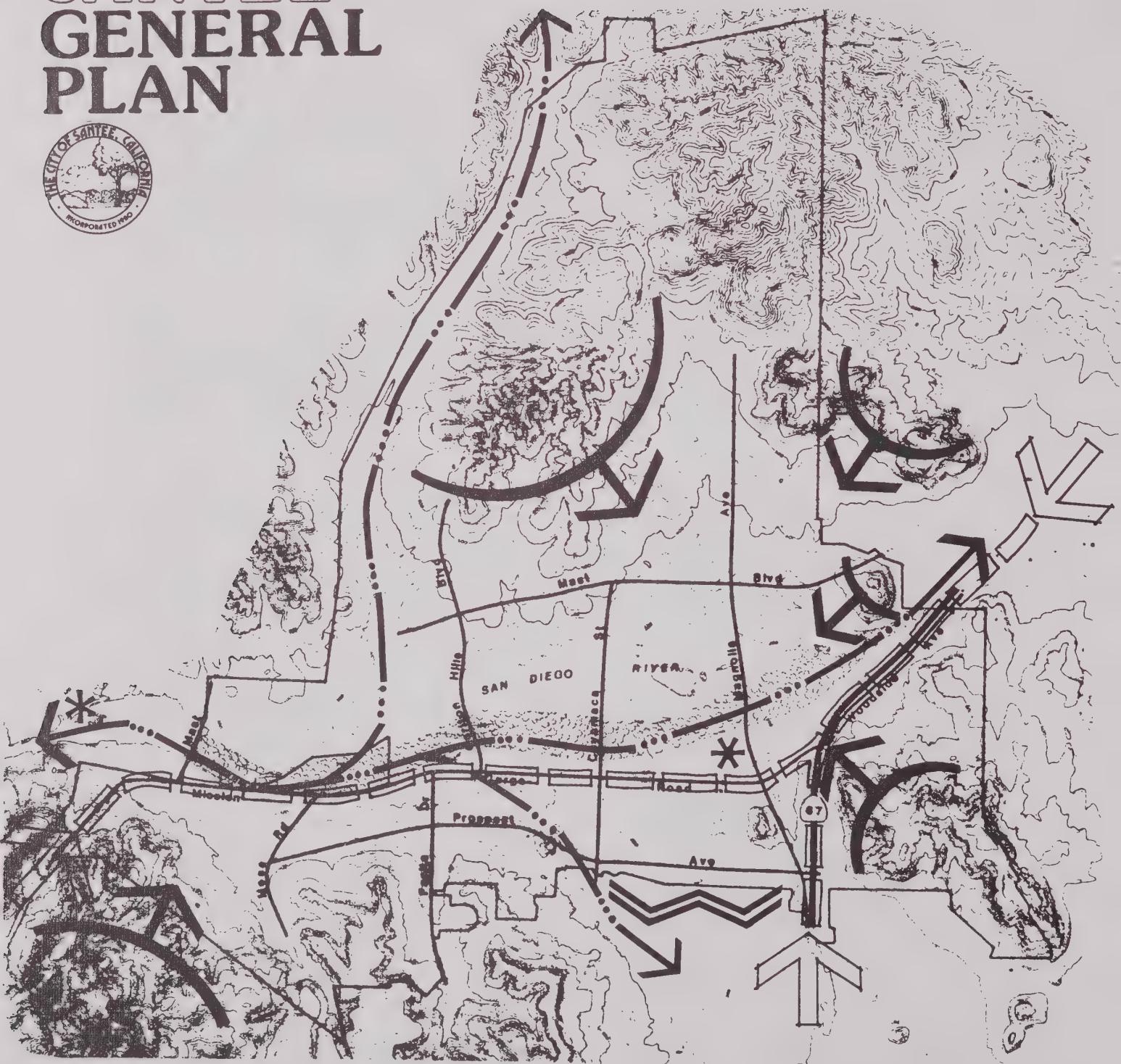


FIGURE 24

COMMUNITY DESIGN ELEMENTS

-  river/creek corridor
 -  greenbelt
 -  views/significant topography
 -  historic feature
 -  airport impact
 -  major trafficway
 -  major entry

Prepared by: Mooney-Lettieri & Associates

2.3 Man Made Features

2.3.1 Housing

Pattern -

There are essentially four housing types in the City today. In total, this housing stock covers almost 30% of the land area encompassed by the City.

The older, small home (single-family detached) was built as part of the rural residential settlements. These individually constructed homes exhibit a wide variety of designs but are typically situated with minimal on-site improvements. They are predominantly found to the south of Mission Gorge Road.

Newer tract housing (single-family detached) is predominant north of the San Diego River. These homes are typically located on standard subdivision 6,000 s.f. lots with improvements typical of urban development (curb and gutter, storm drains, etc...).

Multi-family units (apartments and condominiums) are also relatively new segments in the housing stock. They predominate along Mission Gorge Road and Magnolia Avenue.

Mobile homes make up a significant portion (almost 20%) of the housing stock in Santee. Located for the most part south of Mission Gorge Road, almost all mobile homes are located within self contained mobile home parks.

Scale -

Housing in Santee exhibits an overall low profile/low intensity scale of development. Thus, the "semi-rural" setting of the City has been able to continue even though tract housing development has occurred. The two-story condominium/apartment complexes are pockets of housing that exhibit a more urban intensified scale. Santee has no mid-rise or high-rise housing, thus a true urban scale is not found in the City today.

Siting and Design -

The internal organization of Santee's residential areas is not distinctive, that is, clear delineation of neighborhoods and districts is lacking. This fact is reflective of the growth pattern experienced by the City which included rapid housing expansion starting in the mid-1950's. Strong demand led to the construction of single-family detached tract housing developments which were built not as an extension of historical settlement patterns but as an economical response to housing market forces. Further, these tract homes were largely constructed prior to the incorporation of Santee which minimized the opportunity for local input in the development process.

The physical siting of tract housing development, essentially to the north of the San Diego River, contributes to minimizing the physical relationship of this newer housing to the older established community. In essence, residential boundaries are not formed by the selective creation of residential nodes, they are formed by physical barriers that exist in the City (freeway, San Diego River, etc...). This reduces the potential association of newer housing with the heritage of Santee.

Older housing within Santee does not have a uniformity with regard to site planning features. Built by enlarge as individual homes, these residential areas have variable setbacks, lot orientations and design styles (many homes exhibit undistinctive architectural treatments). Conversely, single-family detached tract housing exhibits uniform treatments with regard to site planning and architectural characteristics. The lack of diversity in tract housing in Santee is consistent with the large scale construction and market strategies utilized in the development of these areas. Homes within tract housing areas can be described as pleasant but not distinctive.

Mobile homes are very distinct elements of residential development within Santee. They are self contained in mobile home parks and are functionally "micro-neighborhoods". Design treatments typically include landscaping and use of perimeter block walls. Site planning characteristics typically exhibit mobile homes located on a tight, repetitive grid system. Success of design treatments is varied with mobile home parks. Some provide adequate setbacks from streets and distinctive landscaping and others do not provide such features.

Condition -

The Housing Element assessed the housing to be in relatively good condition overall. In fact, over 90% of the housing units were found to be structurally sound in Santee. Few housing units are in need of major rehabilitation or demolition. The older housing stock in the south/central part of the City exhibits the highest concentration of units in need of upgrading. Mobile home parks as a group are well maintained.

One negative feature of housing stock in the City today is the occurrence of cars in some state of disrepair left on residential lots (front yards, side yards, driveways, etc...). Although not pervasive at this point, such conditions do occur regularly and are indicative of poor owner/renter attitudes towards the property where they reside. These conditions clearly contribute to a negative image of the community.

2.3.2 COMMERCE

Pattern -

Commercial land uses in Santee function as activity centers for residents and visitors. Since these areas are highly visible they play an important role in establishment of an image and identity for the City. The more viable commercial enterprises are, the more economic stability they can provide for Santee. Proper siting and design can assist in enhancement of commercial viability.

Two basic types of commercial development are found in the City today; neighborhood shopping centers and free standing strip commercial outlets. The Preliminary Commercial Market Analysis, found in the Technical Appendix, defines in detail the characteristics of the commercial types. In summary, neighborhood shopping centers are consolidated commercial areas with supermarket "anchors". Strip commercial outlets are typically small storefronts which are free standing and often times unrelated to adjacent uses.

Santee's neighborhood shopping centers are located at major intersections along Mission Gorge Road, with two of the centers located along Mast Boulevard. Strip commercial uses are almost exclusively found along Mission Gorge Road. Strip commercial outlets are located adjacent to and intermixed with residential uses and neighborhood commercial centers.

Scale -

Although the size of commercial centers varies in terms of site area and number of outlets, in the context of scale they all fall within the neighborhood level. The largest center covers approximately 10 acres with about 15 outlets present. The smaller centers provide a more intimate relationship to the neighborhoods they service. Conversely, the larger centers on Mission Gorge Road are oriented, in large part, toward servicing neighborhood needs as well as the needs of automobile traffic.

Strip commercial uses are limited to a wide variety of free standing outlets. Scale of these facilities is characterized by small individual free standing storefronts oriented along Mission Gorge Road. Collectively, in terms of scale, they form a relatively low intensity commercial corridor.

Siting and Design -

Neighborhood commercial centers have reasonably attractive architecture and site features. The newer centers are the best examples and have incorporated distinctive architectural treatments, thematic signage and adequate landscaping. Older centers fall short of creating a positive image because of uncreative architectural design, inadequate landscaping and lack of sign control.

Strip commercial outlets, sited on lots of varying depths, exhibit a wide range of site planning characteristics with regard to setbacks, architecture, landscaping and signage. For the most part these outlets are unrelated in function and appearance to adjacent store fronts. As a group, these commercial uses do not enhance the image and visual continuity along Mission Gorge Road. Undistinguished architecture, lack of landscaping and numerous curb cuts all contribute to a rather haphazard pattern of site development. Proliferation of signs which has occurred in an effort to attract customers, has detracted from appearance of these outlets. At times, the uncontrolled signage has possibly confused more than attracted the shopper. Many of these site planning features of strip commercial areas are reflective of the relatively low commercial land values and sales performance levels that these outlets typically exhibit. This leads to minimal on-site improvements by the commercial outlet.

Condition -

The appearance of older commercial centers and many strip commercial outlets has not been maintained at a level which reflects positively on Santee. Structural features and landscaping are two areas where improvements are needed to upgrade existing conditions. In contrast, newer neighborhood commercial centers appear well maintained and contribute positively to the overall image of the City.

2.3.3 INDUSTRY

Pattern -

Santee has two areas where industrial uses are generally located;

1. Woodside Avenue/Route 67 corridor
2. Prospect Avenue corridor

The industrial uses within these areas can be characterized as warehousing, light manufacturing, mini-warehouses and sand and gravel related. Along the Prospect Avenue corridor industrial uses are found intermixed with commercial and residential development. On the other hand, more recent industrial uses associated with Woodside Avenue/Route 67 are consolidated in industrial parks.

Scale -

Industrial uses in the City are fairly consistent with the overall scale of development. The industrial uses along Prospect Avenue typically do not overwhelm adjacent uses. The bulk and height of industrial structures does not perceptively dominate these other uses. The Woodside Avenue/Route 67 industrial areas support structures whose height and bulk are

consistent with one another in a consolidated industrial area. They dominate the landscape due to the existence of adjacent large vacant parcels, and the close proximity of the San Diego River.

Siting and Design -

The Prospect Avenue industrial uses offer a wide variety of buildings styles, lot configurations and site feature whereas the Woodside Avenue/Route 67 area exhibits a more consistent planned industrial concept. Building styles, access and landscape treatments act as unifying elements in the light industrial parks found in the latter area and form the beginning of a potentially distinctive industrial district.

Condition -

Age of industrial structures is the key factor regarding present condition and appearance. The Prospect Avenue industrial uses again exhibit wide variety in terms of condition. Conversely, the relatively recent construction of industrial park development in the Woodside Avenue area shows consistently well maintained industrial uses.

2.3.4 TRAFFICWAYS

Pattern -

Circulation patterns are of particular importance for a community design strategy established for Santee. The freeways and streets that serve the City set the basic framework for development and movement, organization of the City, definition of edges/ barriers, and visual linkage throughout the community.

Mission Gorge Road is the major thoroughfare that services the City in an east-west orientation. All other major east-west streets are wholly contained within Santee (Mast Boulevard and Prospect Avenue). The major north-south streets that cross the river are Cuyamaca Street, Magnolia Avenue and Carlton Hills Boulevard. Route 67 trends north-south along the eastern portion of the City establishing a very strong visual and physical barrier between the Rattlesnake Mountain area and the rest of the City.

Scale -

Mission Gorge Road dominates the circulation pattern in Santee. It sets the basic framework for organization and visual identity for the City. Aligned to the south of the San Diego River, Mission Gorge Road influenced the initial development areas in the City to be located south of the river. As a result, the relatively new development is found to the north of the San Diego River, physically separated from the older portions of the Santee community.

State Route 67 is the only limited access freeway within Santee today. As such, it provides the only true regional service to Santee. Mission Gorge Road, a prime arterial, is a wide traffic corridor providing 2-3 lanes of service in each direction. These two trafficways are of significantly greater scale, based on service capacities, than the balance of the streets that serve Santee.

The major roads and collectors in Santee carry local traffic within and between neighborhoods. As a result, their scale is local and not regional in nature.

Siting and Design -

State Route 67 exhibits grade separations through Santee to achieve minimal interface with local streets. Further, it is located just to the west of the steeply sloped Rattlesnake Mountain area, a prominent visual feature in Santee.

Mission Gorge Road traverses the City at grade. It is a wide corridor with a painted median area. Streetscape features such as landscaping, street furniture, thematic signage and enriched paving are generally lacking along this corridor, although there are notable exceptions related to new consolidated commercial developments near the intersection with Cuyamaca Street.

Local serving streets exhibit inconsistent streetscape treatments ranging from unattractive continuous block walls to well landscaped edge treatments.

Sidewalks are provided for pedestrians along many roadways although they are oftentimes interrupted due to the occurrence of vacant parcels. Along Mission Gorge Road, the numerous curb cuts and large traffic volumes make pedestrian travel difficult uncomfortable, and potentially unsafe.

On-road bikeways have been designated along Mission Gorge Road and Junipero Serra Trail Road. Given the large traffic volumes, numerous commercial entrance/exits and lack of off-road bike-way opportunities bike travel is also difficult along this corridor. Other streets in the City lack bike travel lane designations and thus constrain opportunities for safe bike useage.

Major entry points to the City are provided from the west by Mission Gorge Road and from the east via State Route 67. The west entry along Mission Gorge Road creates a positive statement as the roadway descends into the valley where Santee lies. The statement is one of an open, rural feeling which utilizes open space and the hillsides as a scenic backdrop. The entry from the east along State Route 67 is much less well defined and thus does not establish a positive image or identity statement for Santee. Two major factors create this situation; poor interface between 67 and the local street system (Woodside Avenue) and lack of strong streetscape features to provide a strong entry statement.

Secondary entry points to the City include Fanita Drive, Cuyamaca Street and Magnolia Avenue from the south and Prospect Avenue from State Route 67. As a group, these entryways can be characterized as not well defined, nor do they establish an identifiable positive image for Santee!

2.3.5 SPECIAL FEATURES

The Edgemoor "Polo Barn" and the Mission Dam Historic site are two significant man-made features illustrative of the Santee community heritage.

The "Polo Barn" dates back to 1893 and is considered to be of significant architectural design. It is clearly a unique structure within Santee and is a design resource of the community. The Mission Dam area is a registered historic site just outside the western portion of the existing City limits. It is a significant design resource documenting the heritage of the region and is an example of the historic uses of the San Diego River.

Two other historic features dating back to the early 1930's, and located within the City include; a trash site near Cuyamaca Street and Mission Gorge Road, and a depression era agricultural complex located in the eastern part of the City near Woodside Avenue. Further study will be required in order to determine the level of significance of these historical features.

2.4 NATURAL FEATURES

2.4.1 OPEN SPACE

Santee is a rapidly urbanizing community, yet today sixty percent of its land remains undeveloped. Although Santee has many urban features, this large amount of open space continues to support the rural character of the City.

Open space in Santee is predominantly composed by large tracts of undeveloped hillside areas (Fanita Ranch, Rattlesnake Mountain and hillsides in the southwest portion of the City), land in the San Diego River corridor and large centrally located vacant parcels. Additional open space is provided by parkland (including that associated with school sites) and interdispersed vacant parcels.

Economic conditions and property ownership patterns have played a part in the maintenance of large centrally located vacant parcels. These parcels are found adjacent to the north of Mission Gorge Road between Carlton Hills Boulevard and Magnolia Avenue. They form an important and unique design resource for Santee in that they are centrally located, essentially undeveloped and adjacent to the San Diego River corridor.

In summary, open space in Santee provides a number of community design resources;

- Panoramic hillside views and backdrops,
- Visual relief to the intensive developed areas,
- Maintenance of rural character, and
- Opportunity areas for new high quality development.

2.4.2 LANDFORMS AND VIEWS

Encompassed within the landforms of Santee are the flat San Diego River valley and the gently sloping areas which transition to the steeply sloped hillsides associated with major ridgeline systems.

The orientation of the San Diego River corridor is east/west and creates impressive long views within Santee and to the surrounding ridgelines and mountains (including El Capitan). The elevated western entry to the City along Mission Gorge Road also affords an opportunity for scenic views along the river corridor.

The numerous topographic features of Santee and the surrounding vicinity provide distinctive views and vistas from within the developed portions of the City. This provides residents with scenic backdrops and visual relief from intensively developed portions of the City. The major ridgeline and hillside systems provided by the undeveloped areas of the northern portion of the Planning Area (including Fanita Ranch) present a large portion of these views and vistas. The Rattlesnake Mountain and the Mission Trails Regional Park areas also provide for significant views from within Santee.

The hillsides and ridgelines that are found within Santee, the Planning Area and in the vicinity dominate the landscape. These features play a major role in defining the physical community as well as creating the rural, open character of the area.

2.4.3 SURFACE WATER

Surface water resources are composed of three major elements; the San Diego River, Sycamore Creek/Santee Recreational Lakes and Forester Creek. This surface water system provides continuous linear, citywide features that not only convey runoff and flood water but also offer scenic, recreation, habitat preservation and open space opportunities.

The major component of the surface water system is the San Diego River which flows east/west through the central portion of the City. An ephemeral stream, this scenic corridor varies in width through the rapidly urbanizing community with small lakes, ponds and riparian vegetation. Sand extraction, upstream dams and bridges have all affected the river, yet today it maintains an overall natural character with lush vegetation and relatively little encroachment by development. The San Diego River

Conceptual Master Plan, prepared by San Diego County, has documented the regional significance of scenic features, environmental resources and development potentials exhibited by this river system. In short, it is a major visual and physical element of the City and a regionally unifying natural feature.

The Sycamore Creek/Santee Recreational Lakes corridor is the site of the Padre Dam M.W.D. Water Treatment/Reclamation Facility and supports existing recreational activities (picnicking and camping). It also supports a natural stream corridor which is well documented as having significant biological value as well as scenic qualities. As part of the overall water system in Santee the Sycamore Creek/Santee Recreational Lakes provide a strong linear water element/open space feature through the northern portion of the Planning Area. Further, it provides an uninterrupted link to the San Diego River corridor from the northern part of the City and Planning Area.

Forester Creek is essentially a partially improved channelized stream which flows into the San Diego River corridor from the south. It meanders through a wide variety of land uses and vacant land but fortunately most of the adjacent uses do not encroach into the stream corridor. Forester Creek is not a large stream, but it does provide a significant opportunity for development of a recreational water element/open space link to the San Diego River.

2.4.4 SPECIAL FEATURES

1. Significant Vegetation

Identification of unique and significant vegetative resources (Barrel Cactus, Mesa Clubmoss, Variegated Dudleya and San Diego Sunflower) have been documented in the northern undeveloped portions of the City. The riparian/oak woodland vegetation associated with Sycamore Canyon and San Diego River system is also a significant vegetative resource. As community design resources these vegetative features offer variety to the visual experience as well as offering examples of the natural heritage of Santee. Clearly, these resources are also part of a larger complex ecosystem which provides high quality wildlife habitat and natural resource protection.

2. Significant Geology

In association with the dramatic hillsides and ridgelines of the Planning Area, rock outcrops form a significant design resource. These geologic formations provide additional interest to scenic backdrops, natural sculpturing to ridgelines and slopes and are illustrative of the natural heritage of the region.

3.0 NEEDS

3.1 Summary -

The review of existing conditions in Santee document these overall community design needs;

1. Improving the overall image and strengthening the identity of the City,
2. Introducing a new development that is of high quality and contributes toward achieving identified community design objectives, and
3. Enhancing the San Diego River corridor as a primary design element in the City.

Community design needs within Santee can be considered from three different perspectives;

- Protection,
- Enhancement, and
- Opportunity.

Protection of existing positive community design features is a necessary part of an overall design strategy. Secondly, enhancement of existing features may be required to achieve a desired community design objective. Finally, identified future development areas, other vacant areas and the Redevelopment Plan areas provide opportunities for new development that is of high quality design and provides the City with an improved image and vitality. The following needs assessments utilize these three perspectives in identifying community design needs in Santee.

3.2 Man Made Features

3.2.1 Housing

Residential development encompasses most of the developed portion of Santee. It is therefore necessary for each residential neighborhood or district to contribute in a positive manner to the overall image of the City.

Poor definition of neighborhoods in the City today contributes towards an unclear identity for the City. Design treatments (thematic signage and lighting, entry statements, and distinctive landscaping for example) are necessary to strengthen and enhance neighborhood definition. The definition of a neighborhood can include a block or an area of several blocks around residents homes. It is the section of the City that most residents are familiar with and care the most about. It follows then, if that people are going to take pride in Santee they must first be able to take pride in their home and neighborhood.

Design treatments should also improve the livability as well as visual appearance of individual neighborhoods. A system of

neighborhood vest-pocket parks for open space, discouraging through traffic on residential streets, and buffering of adjacent non-residential uses are treatments that can be utilized to improve the livability of a neighborhood.

The newer tract housing developments in Santee suffer from lack of distinctive identity while the older residential areas lack a cohesive character. In summary, both types of residential development could benefit from stronger neighborhood identities and distinctive community design treatments.

Future residential development in Santee will have to respond, in terms of design and product types, to changing market conditions and decreasing availability of minimally constrained building sites. An increase in diversity of product types in the City (Hillside estate lots, zero lot line, townhomes, condominiums, etc...) will provide more opportunities for distinctive high quality development as well as increased housing choices.

Hillside development will be more prevalent and site planning and architectural treatments will have to be sensitive to the natural landforms and existing scenic views. In addition, design features will have to be closely coordinated and consistent with policies in the Seismic Safety, Public Safety and Conservation Elements which identify safety hazards and sensitive resources.

3.2.2 Commerce

The appearance and condition of some of the commercial development is not maintained at a level that reflects positively on Santee. This negative situation is predominantly found in strip commercial development along Mission Gorge Road and older neighborhood commercial developments. In general, these areas are disorganized with unrelated businesses that do not function to the site's full potential. Chaotic signing, inadequate on-site improvements (landscaping, architectural treatments, etc...) and poor site planning (numerous curb cuts, inappropriate setbacks, etc...) account for most of the negative visual effects of these areas.

Remedial design treatments are necessary to improve the appearance and function of the commercial areas that exhibit the above characteristics. The success of corrective design measures will be founded on introducing strategies that increase the overall viability of free standing strip commercial outlets and deteriorating commercial centers. Sign control, landscaping requirements and site planning standards are methods that can be used to improve appearance and function of commercial sites.

Santee should protect the positive design features found in new commercial centers along Mission Gorge Road and utilize some of these features to establish commercial development design strategies for the entire corridor.

3.2.3 Industry

The new industrial park development to the north of Woodside Avenue presents a positive image by providing comprehensive site planning and distinctive architectural treatments. As this area continues to develop, the City should continue to promote continuity in site planning and architectural features.

The older less cohesive industrial development located along the Prospect Avenue corridor presents a mix of positive and negative features. Needs relate by enlarge to consolidation of uses, upgrading structure conditions, site maintenance and introduction of landscaped buffers and thematic signage.

3.2.4 Trafficways

The system of movement in Santee is one of the most important factors in the community design strategy. It presents strong influences on the image and identity of the City as well as providing a basic framework for orientation and ease of movement.

The streetscapes of Santee should provide a well defined hierarchy based on the function and level of service of each trafficway. This provides a comprehensive system that one can understand and assists in providing for public safety and ease of movement throughout the City. Presently, Santee exhibits only a sporadic use of unifying streetscape features such as landscaped medians, street furniture, lighting, enriched paving, thematic street tree plantings, distinctive edge treatments, etc. Mission Gorge Road presents the most significant opportunity for a unifying streetscape because it is the major traffic corridor in the City. However, today this corridor exhibits inconsistent design features many of which (lack of landscaping, inadequate setbacks, etc...) contribute to confusion and negative images to the City.

The entries into Santee provided by the street system need to be enhanced and strengthened. At present, entries into the City are either confusing (along Woodside Avenue from the East) or poorly defined (along major streets from the south and Prospect Avenue). The exception to this pattern is the entry into the City from the west along Mission Gorge Road which presents a scenic view of the inhabited valley and undisturbed hillsides.

For entries from the east, traffic control improvements as well as introduction of cohesive streetscape design are needed. The entrys from the south require implementation of more distinctive entry statements and cohesive streetscape design. Along Mission Gorge Road from the west, entry design needs relate by and large to maintaining the scenic viewshed framed by the hillsides and ridgelines as additional development occurs.

Related to the need for improved entries into the City is the need for introduction of distinctive design treatments at major decisionmaking points and activity centers. Traffic corridors should have identifiable patterns and design elements which signal the location of these unique areas. For example, the introduction of a new Civic Center complex (City Hall, Library, Community Center, etc.) should be accompanied by streetscape treatments that reinforce this area as a major activity node. Existing major intersections and large commercial developments are also included in those areas that should have distinctive streetscapes. Improvements and expansion of bikeway and pedestrian systems is needed to enable them to be used as safe and effective transportation alternatives. This includes both on-road and off-road routes which perform commuter functions as well as providing recreation opportunities.

The advent of State Route 52 and State Route 125 will present major potential design conflicts in the City. Contemplated as a limited access freeway in the south and major arterial in the northern portion of the City, SR 125 has implications with regard to interface with the existing local street system and creation of physical and visual barriers.

Similarly, SR 52 holds those potential impacts of SR 125 as well as presenting potential problems with regard to scale and location. At present three basic alternative routes for SR 52 have been suggested, each with their own potentials for impacting community design.

3.2.5 Special Features

Protection and enhancement of the "Polo Barn" and Mission Dam sites is needed to assure their continuance as community design resources. The concerns that need to be addressed are:

1. Protection from destruction/demolition,
2. Protection from inappropriate or conflicting adjacent land uses, and
3. Enhancement of the sites in terms of maintenance, rehabilitation and/or adaptive reuse.

Further testing and historical research needs to be conducted upon the historic trash site and depression era agricultural complex located within the City, in order to determine the significance of these features, and to assess their eligibility for nomination to the National Register of Historic Places.

3.3 NATURAL FEATURES

3.3.1 Open Space

The large amount of open space resources in Santee today perform many vital functions with regard to aesthetics, community character, resource protection and hazard avoidance. As the community continues to transition from its rural heritage to a

urban community, open space will continue to play these vital roles and needs to be integrated into the community design strategy for the City.

The San Diego River corridor provides a significant central open space spine. The visual integrity of the river system and its essential open space functions should be maintained and enhanced as a community design resource.

Open space in the presently undeveloped hillside areas should be strategically maintained for hazard avoidance, maintenance of views and resource protection. Site plans and structure designs proposed for existing undeveloped hillside areas should be sensitive to these open space functions and incorporate open space uses as part of the development proposal.

3.3.2 Landforms and Views

Santee presently has a wealth of topographic resources. As development and redevelopment continues to occur in the City, topographic features should be respected and alteration of landforms kept to a minimum except where public safety concerns are overriding and remedial landform alterations are required. In this regard, proper siting of land uses in terms of their grading, access and site planning requirements, is critical to the success of maintaining topographic resources.

Views to the surrounding hillsides from within Santee provide scenic backdrops and visual relief for residents. Views also provide a significant portion of the rural character that the City maintains today. The breadth and quality of views is dependent on the maintenance of topographic features and visual access to those features from within developed portions of the City. As the City transitions to a more urbanized community, maintenance of high quality views will depend on the siting and design features of hillside projects and strategic location of open space. Further, development within the urban area must frame and enhance view opportunities and not block or place negative impacts on existing viewsheds.

3.3.3 Surface Water

The San Diego River is a major component to the Community Design Element. It presents:

1. An opportunity to integrate new development with the river system, and
2. The need to maintain and enhance the existing scenic and environmental resources of the river corridor.

New development along the river corridor should utilize the design elements this natural system presents. Introduction of water elements, greenbelts, view orientation to the river and passive and active water uses that complement the river system

should be included in design proposals to create a varied but consistent theme and character for river corridor development.

The overall development program for the river corridor must be balanced with the need to maintain the integrity of the natural systems. These natural systems provide for the conveyance of flood waters, preservation of significant habitat and vegetation and maintenance of open space.

In conclusion, the San Diego River corridor provides a major focus for community design within Santee and it should be properly utilized to define an overall theme, character and design strategy for the City.

The Sycamore Creek/Santee Recreational Lakes corridor supports a wide range of recreational uses, preserves significant habitat, vegetation and open space and provides high quality views. Maintenance of all these functions needs to be an integral part of community design strategies. Furthermore, strengthening of its linkage to the San Diego River System should be considered as part of a citywide strategy to enhance water features. Attention should be given to future development proposals along this corridor, including the SR 125 route, to assure the visual and environmental integrity of this area is not compromised.

Forester Creek should also play a major role in the development of a contiguous water element system throughout the City. To achieve a positive influence on overall community design features, this channel would require upgrading of its appearance and condition. Treatments that could be utilized include thematic landscaping, improved channel maintenance and consistent development setbacks. Design improvements need to be undertaken in concert with improvements in flood control features of this channel.

3.3.4 Special Features

As design resources and environmental resources, sensitive plant species and habitats should be afforded a degree of protection when areas in which they are found are planned for development. The level of protection should be based on policies set forth in the Conservation Element in conjunction with the policies of the Community Design Element.

Sensitive vegetation and associated habitats within Santee (rare and endangered plant species and riparian/oak woodland areas) should be considered for incorporation into development plans. As design features they can act as accent plantings, and offer variety to the planting plans.

Rock outcrops add points of interest and potential unique design opportunities. As such, they too should be considered for integration into development proposals as focal points or as part of natural open space systems.

4.0 GOAL

To integrate the natural and man made environments of Santee to achieve a pleasing, distinctive and well organized community.

5.0 OBJECTIVES AND POLICIES

5.1 Man Made Features

5.1.1 Housing

Objective 1.0

Define and enhance the identity of neighborhoods in the City.

Policy 1.1 The City shall promote introduction of distinctive landscape treatments, signage, entry statements, etc. in residential areas.

Policy 1.2 The City shall encourage the use of existing natural features (river, hillsides, etc. . .) as character/theme sources for new residential development.

Policy 1.3 The City should encourage the strengthening of neighborhood edges through strategic location of open space/recreational buffers, use of distinctive street tree/streetscape designs and changes in residential products/forms.

Policy 1.4 The City shall provide for formation of distinct residential neighborhoods when implementing the Redevelopment Plan.

Policy 1.5 The City shall encourage the formation of a focal point/activity center for each of the residential neighborhoods.

Objective 2.0

Improve the diversity and quality of housing in the City.

Policy 2.1 The City shall encourage innovative site planning and housing product designs.

Policy 2.2 The City shall promote the mix of housing product types and site planning features within larger residential developments.

Policy 2.3 The City shall encourage use of varied setbacks, lot orientations and placement of dwelling units.

Policy 2.4 The City shall discourage the overuse of repetitious dwelling unit designs and site planning features.

Policy 2.5 The City shall encourage adaptive housing products and siting treatments in hillsides and along the river corridor that respect and enhance the features of the natural environment.

Objective 3.0

Promote the interaction of new residential development with the existing community.

Policy 3.1 The City shall design and promote the Town Center as a focal point and activity center for the entire City.

Policy 3.2 The City shall ensure that new residential developments are adequately linked to the existing community by streets, sidewalks, trails and bikeways.

Objective 4.0

Improve or remove negative visual elements within residential areas.

Policy 4.1 The City shall pursue the rehabilitation/demolition of dwelling units in need of major repairs consistent with the policies of the Housing Element.

Policy 4.2 The City shall pursue the removal of vehicles on residential property which are abandoned, unregistered or in a state of disrepair that are public safety hazards or community eyesores.

5.1.2 Commerce

Objective 5.0

Improve the appearance and condition of commercial facilities in the City.

Policy 5.1 The City shall ensure that all new commercial developments contribute towards an overall positive and cohesive visual identity.

Policy 5.2 The City shall consider the inclusion of appropriate existing commercial areas into the redevelopment Plan area.

Policy 5.3 The City shall promote rehabilitation of appropriate commercial sites and investigate funding opportunities for rehabilitation/remodelling of small businesses.

Policy 5.4 The City shall promote commercial signage which consolidates advertising for commercial outlets and presents a cohesive thematic pattern.

Objective 6.0

Consolidate strip commercial uses into functional commercial units.

Policy 6.1 The City shall promote replacement of individual store parking lots with shared parking areas whenever possible.

Policy 6.2 The City shall promote coordinated structure setbacks, re-orientation of business entrances, coordinated thematic landscaping, minimizing curb cuts and consolidation of entrance/exit locations during rehabilitation/redevelopment of commercial areas.

Policy 6.3 The City shall ensure that public streetscape improvements are coordinated with proposed rehabilitation/redevelopment of commercial areas.

5.1.3 Industry

Objective 7.0

Consolidate industrial uses along the Prospect Avenue corridor north to Buena Vista Avenue.

Policy 7.1 The City shall pursue inclusion of existing "exceptions" into the Redevelopment Plan or alternatively consider preparation of an industrial area Specific Plan consistent with provisions of the applicable California Government Code sections.

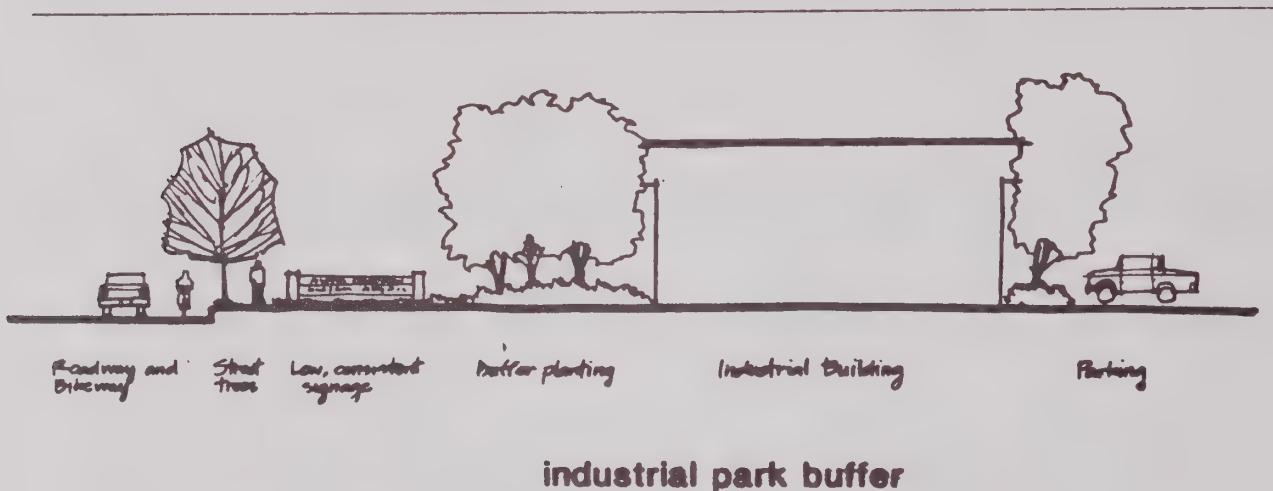
Policy 7.2 The City shall ensure that adjacent residential land uses are adequately buffered from industrial uses through site planning and landscaping features.

Objective 8.0

Continue coordinated industrial park development in the area north of Woodside Avenue.

Policy 8.1 The City shall ensure through the Development Review Process that standards established for the Industrial Park Area are maintained.

Policy 8.2 The City shall ensure that all industrial development is attractive and of high quality design to enhance the image of the City.



5.1.4 Trafficways

Objective 9.0

Provide a unifying and distinctive streetscape system throughout the City.

Policy 9.1 The City shall promote visual continuity of trafficways through coordinated landscape plantings, lighting and street improvements which reinforce the hierarchy of the street system.

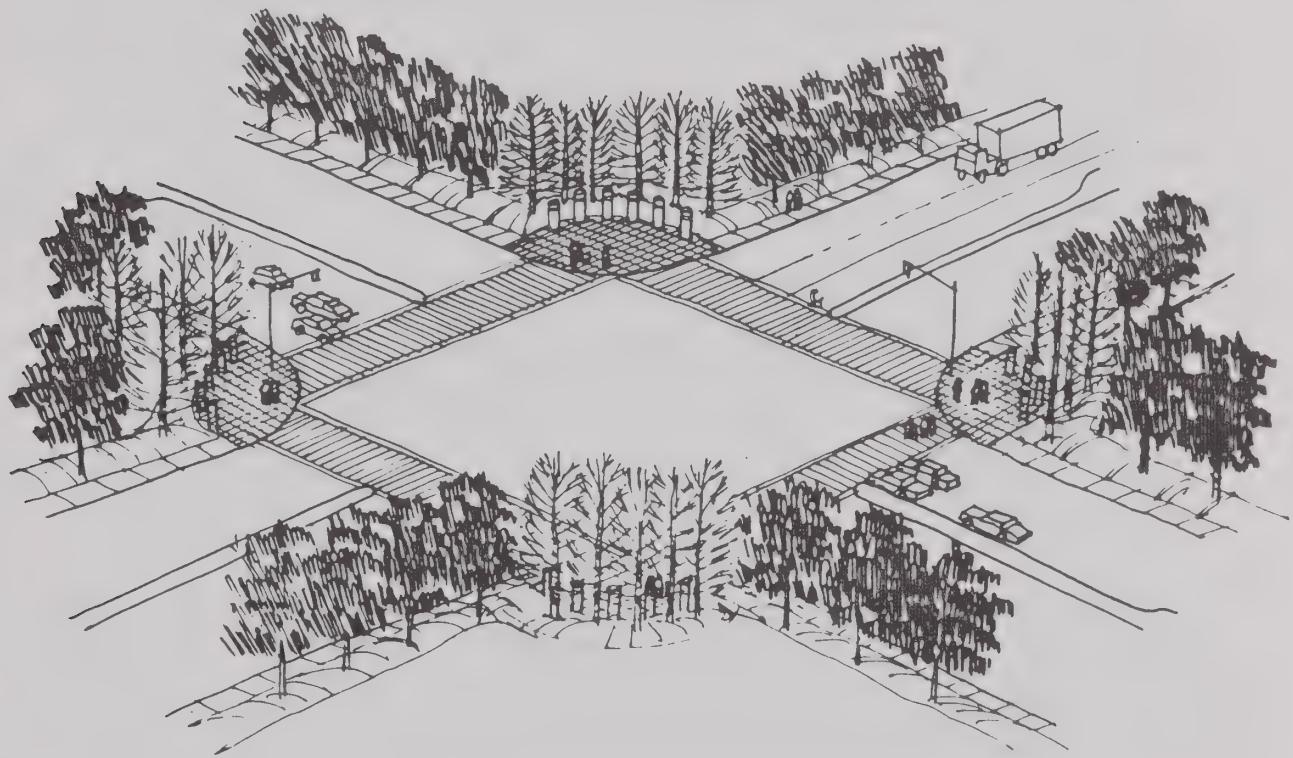
Policy 9.2 The City shall promote a Citywide street tree and median planting program which enhances views and is scaled in relationship to the function of the roadway. Landscaped areas should be located and designed to maintain views for traffic and pedestrian safety.

Policy 9.3 The City shall ensure adequate landscaped buffers are provided between trafficways and sidewalks.

Policy 9.4 The City shall provide for streetscape treatments at activity nodes and major decision-making points which use changes in paving materials and lighting, accent plantings and thematic signage to reinforce their importance.

Policy 9.5 The City should establish a streetscape maintenance program which addresses the plant materials and hardscape features.

Policy 9.6 The City should consider introduction of sculptural elements to the streetscape at major activity nodes.



major intersection / activity node

Objective 10.0

Improve and strengthen the gateways into the City.

Policy 10.1 The City shall ensure the maintenance of high quality scenic views from the western entry along Mission Gorge Road.

Policy 10.2 The City shall establish coordinated and distinctive signage, accent plantings and paving materials for entries from the east and south.

Objective 11.0

Remove visually disruptive elements from the street system.

Policy 11.1 The City shall pursue the undergrounding of utilities.

Policy 11.2 The City shall ensure all signs are compatible with the overall streetscape design and pursue the consolidation or redesign/removal of those signs which are disruptive elements.

5.1.5 Special Features

Objective 12.0

Protect and enhance existing historic features.

Policy 12.1 The City should encourage the preservation of the Edgemoor "Polo Barn" as a unique historical feature and actively pursue its designation on the National Register of Historic Places.

Policy 12.2 The City shall support the maintenance of the Mission Dam Historic Site as a park/recreation area.

Policy 12.3 The City should encourage that further testing and historic research be undertaken on the historic trash site and depression era agricultural complex, in order to determine their significance as historic features.

5.2 Natural Features

5.2.1 Open Space

Objective 13.0

Integrate adequate open space uses into new development within the City.

Policy 13.1 The City shall ensure the provision of open space which provides adequate visual relief from developed portions of the City.

Policy 13.2 The City shall encourage each new development to provide open space links to existing open space uses in the City.

Policy 13.3 The City shall ensure that adequate amounts of open space are located along the San Diego River to protect and enhance the river character.

Policy 13.4 The City shall ensure that open space is provided in hillside areas proposed for development that performs multiple functions of; view maintenance, resource protection and hazard avoidance.

5.2.2 Landforms and Views

Objective 14.0

Minimize alteration of existing topography especially in hillside areas, during the development and redevelopment process.

Policy 14.1 The City shall encourage and coordinate with developers to minimize grading requirements for development throughout the City.

Policy 14.2 The City shall ensure that development is oriented along natural terrain contours to maintain landform integrity.

Policy 14.3 The City shall encourage clustering of development, when feasible, to minimize disruption of natural landforms and maximize open space.

Policy 14.4 The City shall require use of contour grading techniques, whenever possible, to maintain natural appearance of slopes.

Policy 14.5 The City shall encourage the use of hillside adaptive structures in all development located in areas of 10% slope or greater.

Objective 15.0

Maintain and enhance existing scenic views.

Policy 15.1 The City shall require revegetation of graded slopes with indigenous plant materials, where feasible, to maintain scenic views and assist in slope stabilization.

Policy 15.2 The City should ensure the strategic location of open space areas in hillside developments.

Policy 15.3 The City should provide for the maintenance of view opportunities to surrounding hillsides by ensuring proposed structures do not block or significantly impact existing viewsheds.

5.2.3 Surface Water

Objective 16.0

Utilize the natural design elements presented by the river/creek system within the City.

Policy 16.1 The City should encourage the strengthening of links between the San Diego River, Forester Creek and Sycamore Creek/Santee Recreational Lakes.

Policy 16.2 The City should promote the introduction of water elements (fountains, streams/canals, ponds, etc...) into developments along watercourses.

Policy 16.3 The City should ensure that all development along the river corridor maximizes orientation towards the river and enhances the natural character of the river.

Policy 16.4 The City shall ensure that all flood control improvement along existing watercourses/channels;

- .Avoids concrete channelization whenever possible,
 - .Retains the natural character of the corridor, and
 - .Includes landscaping and recreational opportunities.
-

5.2.4 Special Features

Objective 17.0

Balance development with natural resource protection needs.

Policy 17.1 The City should provide for the preservation of significant habitat and vegetation in strategic locations along watercourses and in undeveloped hillside areas.

Policy 17.2 The City should promote the incorporation of unique and significant natural resource features (vegetation, habitat, rock outcrops) into development plans.

6.0 IMPLEMENTATION

6.1 Design Sensitive Areas

The following design guidelines are established for the areas identified on the Design Sensitive Areas map, Figure 25. The distinct categories were set forth to enhance unique visual resources, protect visually sensitive resources, assist in the development of community identity and image, and to provide a design continuity within the community.

It is the intent of these guidelines to provide a flexible yet definitive set of appropriate design strategies for the City.

All development proposals that are submitted within designated design sensitive areas shall;

1. Be consistent with design guidelines established for that area, and
2. Undergo Site Plan Review as part of the Development Review Process.

6.1.1 Town Center

Architecture

Commercial and Civic Uses -

- Utilize scale which provides dominant features on Town Center site.
- Provide continuity in detailing and design elements while allowing variety in building styles.
- Allow architectural mass and forms that provide focal points and are consistent with adjacent structures.
- Maximize integration of pedestrian areas into architectural designs to achieve indoor/outdoor relationship.
- Encourage creative/innovative architectural treatments that utilize thematic water elements (fountains, etc....).

Residential Uses -

- Vary heights of residential buildings when more than one story to include both one and two story elements.
- Limit residential buildings to three stories.
- Maximize design features which reflect an indoor/outdoor relationship, taking advantage of the conducive climate.
- Ensure architectural mass and form is compatible with adjacent structures and maintenance of views.
- Ensure variety in styles, floor plans and facades.

Landscaping

- Provide accent plantings and other thematic landscape features at major entry areas.
- Maximize use of native riparian species near river corridor.
- Encourage use of California native and riparian species throughout the site.
- Utilize landscaping to frame external and internal views.
- Encourage formal plantings associated with more intensely developed/activity centers of the site.

Lighting and Signage

- Maximize consolidation of informational signage.
- Integrate signage into architectural styles and landscape themes.

CITY OF SANTEE GENERAL PLAN

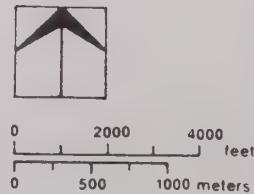
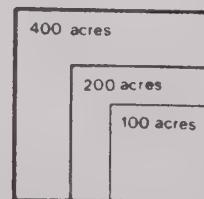
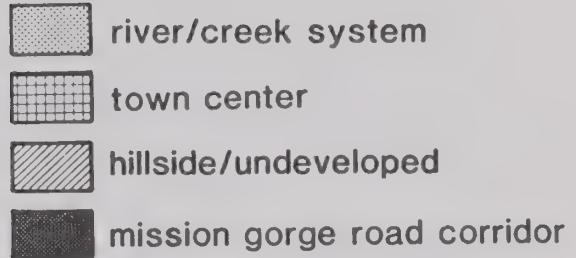


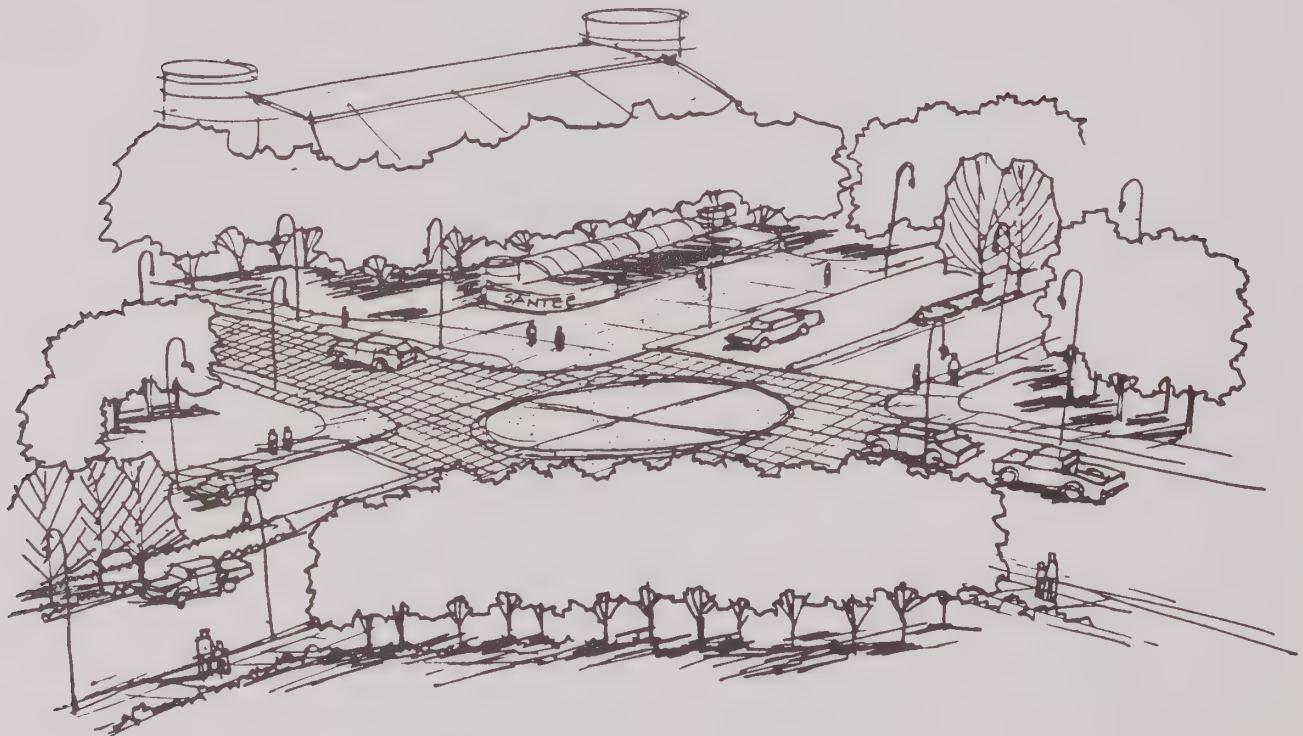
FIGURE 25

DESIGN SENSITIVE AREAS



Prepared by: Mooney-Lettieri & Associates

- Utilize lighting to emphasize activity centers and accentuate entry areas.
- Prohibit flashing or moving signage.
- Encourage use of monument signage.



town center gateway

Site Planning

- Maximize building orientation towards the river corridor.
- Provide adequate buffers and transitional areas between potentially incompatible land uses.
- Encourage mixed-use development projects as part of major activity centers.
- Ensure commercial and civic uses are located with direct access to major roads.
- Maximize integration of pedestrian and bike travel.
- Encourage coordination between commercial and civic uses through building orientations, outdoor activity area locations and circulation connections.
- Encourage the introduction of water elements as part of site plan features such as ponds/lakes, off-channel streams and canals and similar features.

6.1.2 River/Creek System

Architecture

- Provide architectural treatments and styles which compliment the natural features of the waterways including introduction of water elements (fountains, etc...).
- Utilize low profile structures to maintain view corridors along the watercourses.
- Ensure architectural mass and form respect the natural scale of watercourses and are compatible with adjacent uses.
- Avoid long buildings with unbroken facades.

Landscaping

- Maximize utilization of native riparian species in landscape plantings.
- Provide informal transitional landscape zones which blend introduced plantings with native stream corridor vegetation.
- Utilize landscape features to frame and accentuate existing views and ensure landscaping does not obstruct views.
- Encourage informal planting schemes to reflect the natural stream environment.

Lighting and Signage

- Encourage signage consolidation.
- Ensure signs do not disrupt visual amenities or views.
- Limit all non-public signs to monument-type design.
- Prohibit flashing or moving signage.
- Emphasize use of low profile signage integrated into architectural and landscaping features.
- Encourage low intensity lighting.
- Ensure minimization of lighting spillover into stream corridor and adjacent uses.



river trail system

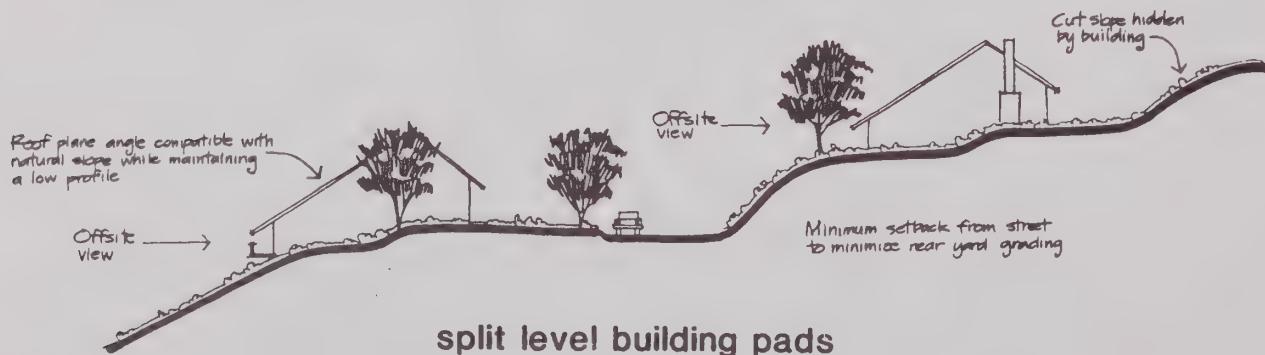
Site Planning

- Ensure views along and across stream corridors are maintained and enhanced, including from bridge crossings.
- Maximize orientation of structures toward the water corridor.
- Encourage sensitive edge treatments along water courses through variable structure setbacks and strategic location of open space buffers.
- Provide for the preservation of significant and sensitive wildlife habitats and indigenous vegetation resources.
- Maximize integration of recreation opportunities and open space along stream corridor edges.
- Cluster development, where appropriate, to allow maximization of open space.
- Ensure adequate flood protection measures are contained within all site plans.

6.1.3 Hillsides/Undeveloped

Architecture

- Ensure structures are adopted to hillside topography to minimize grading, maintain and enhance views and address public safety hazards.
- Ensure variety in structure types and design details within development proposals.
- Encourage use of split-level pads to minimize grading requirements.
- Ensure structures incorporate fire retardant features to minimize spread of brush fires.
- Ensure scale of individual structures and entire developments respects the scale of natural landforms.
- Allow multi-story structures to minimize site coverage.



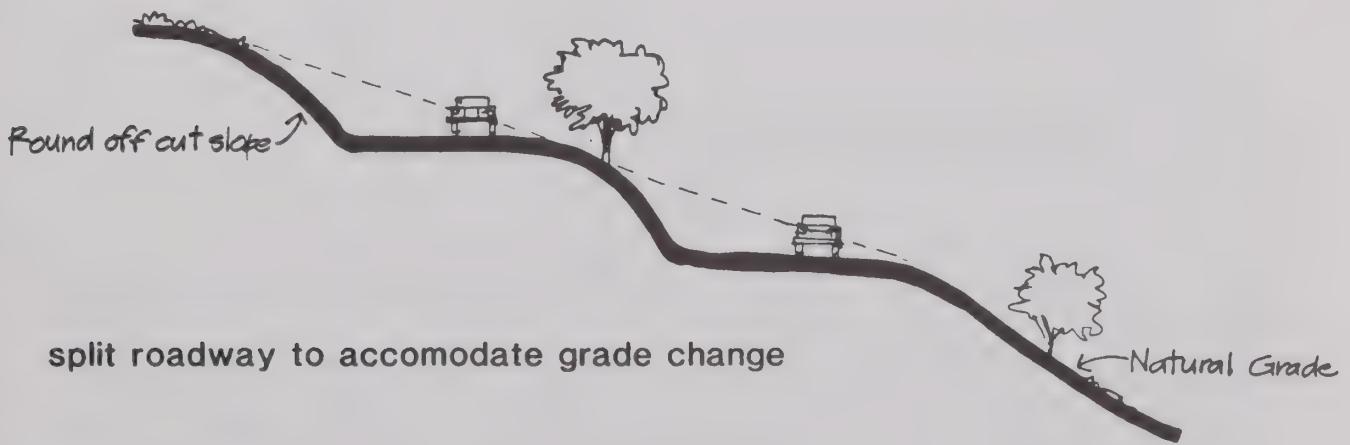
Landscaping

- Require revegetation of graded slopes with native plant species, whenever possible, to retain natural character, maintain views and contribute towards slope stabilization.
- Ensure fire protection fuel modification zones utilize plant materials that provide a gradual transition to natural vegetation to avoid hard planted edges.

- Utilize indigenous plant species and those reflective of a Mediterranean climate in planting plans.
- Ensure, whenever possible, plants used on graded slopes are drought tolerant and fire resistant native species.
- Utilize clustered, informal planting plans that reflect the natural hillside conditions.
- Minimize the removal of existing vegetation during development.
- Ensure landscaping frames and accentuates views and does not obstruct views.
- Encourage landscape designs and plantings that require minimum maintenance.

Lighting and Signage

- Maximize consolidation of informational signage.
- Integrate signage into architectural styles and landscape themes.
- Prohibit flashing or moving signs.
- Encourage use of monument signage.
- Encourage use of directional lighting and full cut-off fixtures which minimize spillover of lighting to adjacent properties and in a verticle direction.
- Encourage overall low intensity lighting programs in hillside developments.



Site Planning

- Maximize open space and minimize site coverage by clustering development.
- Structures should be sited in a manner that are sensitive to significant natural features of the land including drainage courses, ridgelines, native vegetation, wildlife habitat and rock outcroppings.
- Maintain the visual integrity of major ridgelines through the use of low profile clustered structures.
- Avoid horizontal bands of development and long structures with unbroken facades.

- Utilize varied site plan features such as; variable front, rear and sideyard setbacks, varied size and shapes of lots and variable positioning of structures.
- Encourage siting of residential structures on stable hillsides to protect the character of the canyon terrain.
- Use creative architectural solutions in large lot estate development to minimize grading requirements.
- Retain natural landform character by utilizing contour grading that varies slope gradients and provides a smooth, rounded transition to existing grades.
- Ensure roadways follow the natural contours and are designed to maintain hillside landforms and minimize grading.
- Consider use of split-level roadways, one-way streets and non-standard road widths.
- Ensure provision of adequate emergency vehicular access.
- Integrate safe pedestrian and bike travel into the circulation system.
- Avoid vehicular, pedestrian and equestrian crossing of natural drainage courses, however, when necessary bridges should be used.
- Maintain natural drainage courses whenever possible, where they must be improved to handle increased storm runoff design should use natural materials.
- Parking facilities should be adapted to hillsides as follows;
 - Avoid on street parking
 - Cluster off street parking areas
 - Incorporate parking within structures or locate on upslope portion of lot

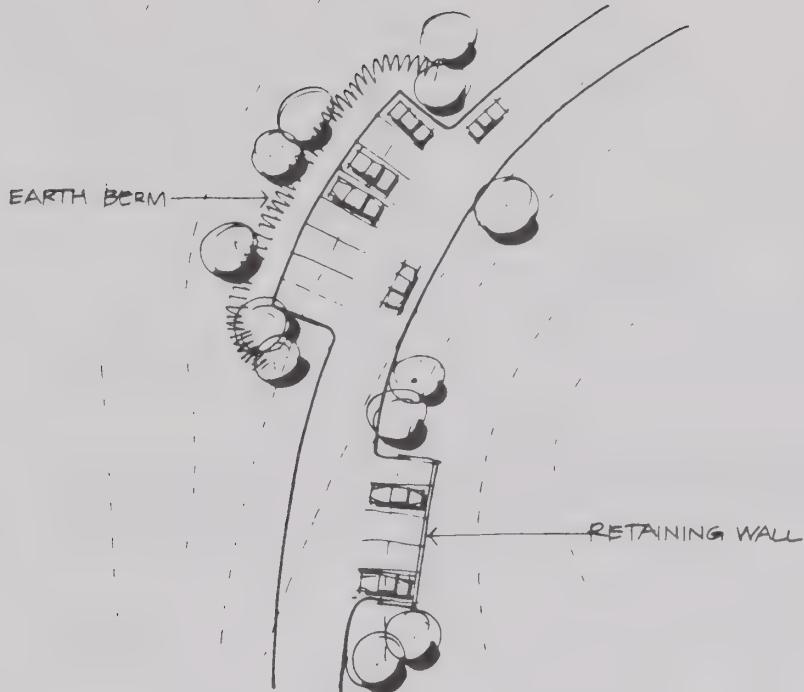
6.1.4 Mission Gorge Road Corridor

Architecture

- Ensure scale of structures reflects the level of activity in that location and is compatible with adjacent uses through visual buffers if necessary.
- Encourage creative/innovative design treatments at focal points and activity nodes.
- Ensure facades are enhanced by architectural details which provide interest and variety.
- Ensure long linear buildings are broken into segments that are recessed or projected forward.
- Maximize integration of pedestrian areas into architectural designs to achieve indoor/outdoor relationship at commercial and public use areas.
- Provide design features that deal imaginatively with noise (acoustical features, window orientation, etc...).

Landscaping

- Provide accent plantings, enriched paving and other thematic features (ex: bollards, raised curbs) at major intersections and activity nodes.

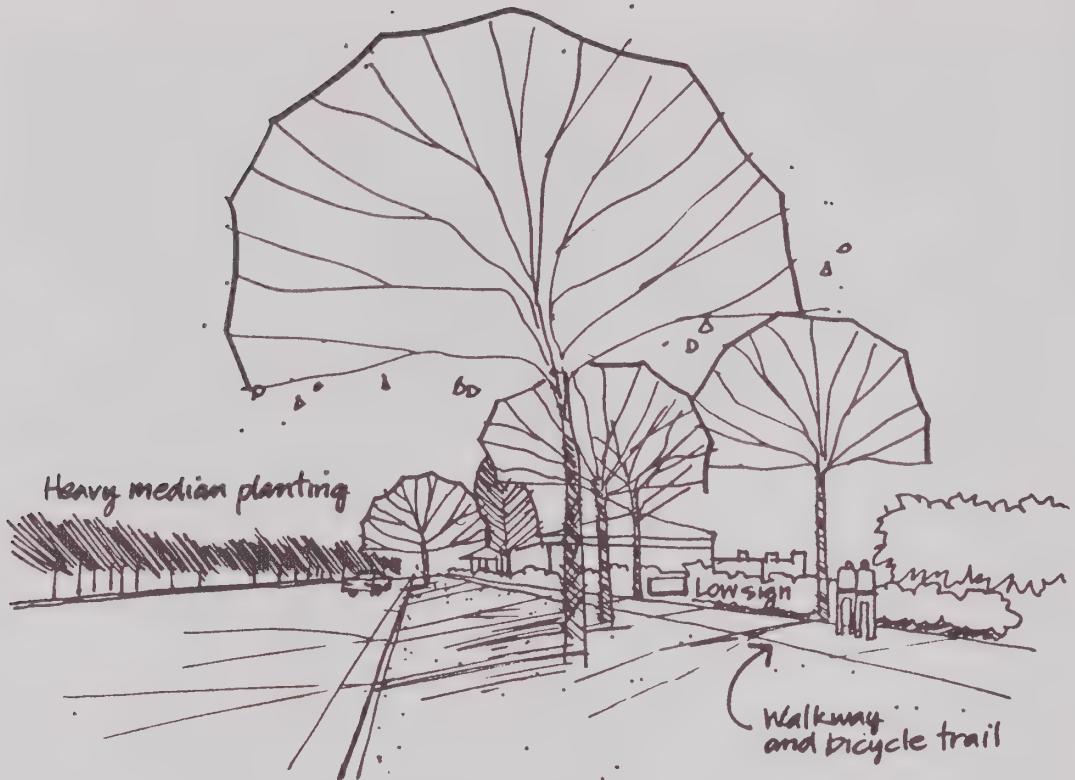


clustered off street parking

- Provide formal street tree plantings that ensure continuity through repetition and establish a street corridor theme.
- Provide median plantings (and enriched paving) that enhance views with trees, shrubs and ground cover. Plantings should not obscure views to allow maximum travel safety, legibility of signage and driver orientation.
- Provide roadway edge plantings to reduce impacts of paving/hardscape, buffer adjacent uses and accentuate road character.
- Select plant materials to include consideration of minimum maintenance (drought tolerant, low maintenance, pollution tolerant) features.
- Ensure hardscape areas are designed for minimum maintenance.
- Ensure street tree planting frame and accentuate views.
- Utilize landscaped berms and mounds to obstruct views into parking lots adjacent to the roadway.

Lighting and Signage

- Prohibit flashing or moving signage.
- Maximize consolidation and grouping of informational and commercial signage.
- Minimize free standing signage.
- Encourage the use of monument signage in association with entry areas.
- Ensure signs do not disrupt visual continuity or views and are adequately set back from the roadway.



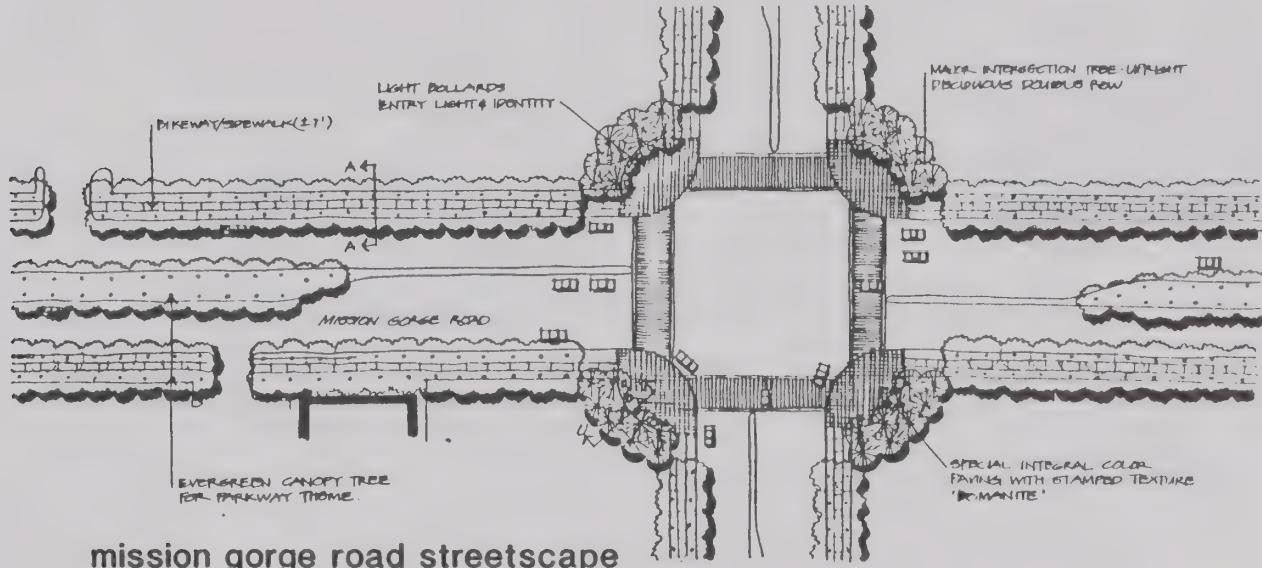
commercial area edge treatment

- Encourage high quality thematic commercial signage that is integrated with the scale and style of architectural and landscaping designs.
- Provide consistency with regard to street lighting fixtures style and location.
- Minimize spillover of private lighting through use of directional, full cut-off and non-glare fixtures.

Site Planning

- Provide for variety with regard to structure setbacks which allow for landscaped buffers, safe pedestrian movement and overall visual continuity.
- Ensure sidewalks and trails are adequately buffered from traffic lanes.
- Provide planted medians to establish a parkway streetscape and vary function and size of the median depending on adjacent land uses.
- Ensure medians provide adequate traffic controls and allow safe turning points at intersections and at strategic mid-block locations where major access is provided for;

- Consolidated commercial centers
- Parcels which share a single access point
- Parcels with shared parking areas
- Public facilities and emergency/health care centers

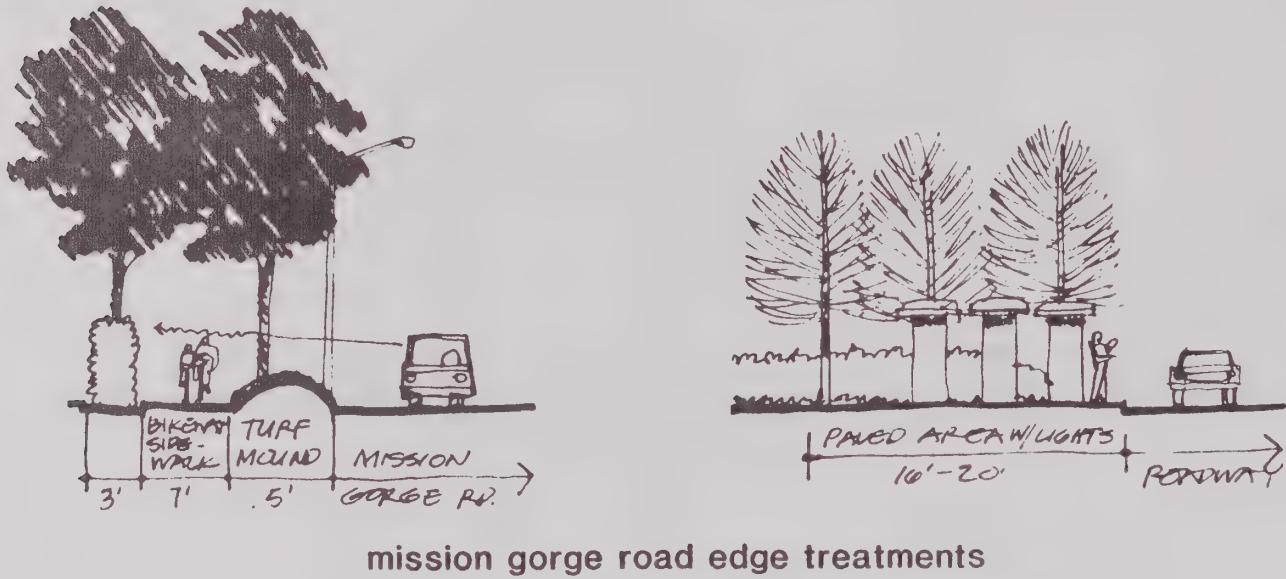


- Encourage access from developments, where feasible, that utilizes adjoining collector streets and avoids direct access to Mission Gorge Road.
- Promote the minimization of curb cuts to provide for increased traffic safety, pedestrian and bicycle movement and design continuity.
- Consolidate parking areas between adjacent lots where feasible.
- Encourage lowering of parking area grades to minimize visual impacts with the street corridor.
- Accommodate and accentuate mass transit stops to ensure rider safety and locate adjacent to higher density residential uses.
- Avoid long block walls parallel to the street corridor; where necessary include relief in wall facade, use a combination of construction materials and utilize a combination of landscaped berms and low walls.
- Ensure taller structures are adequately setback from roadway to maintain the visual continuity of the corridor.
- Encourage the location of outdoor public areas that are integrated with commercial uses and mass transit facilities.

6.2 Development Review Procedure

The Development Review Procedure Ordinance is used by the City to review development proposals for commercial, industrial and multiple residential developments. It allows the City to review proposals in terms of land use compatibility and structure and site design features. The objectives, policies and guidelines established by the Community Design Element shall be used to assist the City in the development review process and they

provide a framework for developers to utilize in preparing plan submittals that address community design objectives.



6.3 zoning

Zoning ordinances can be utilized to implement design objectives, policies and guidelines on a parcel specific basis.

The City has adopted the County of San Diego Zoning Ordinance as an interim zoning procedure. Adoption of the General Plan will require a comprehensive review and update of the existing zoning regulations to ensure, in part, that provisions are adequate to implement and are consistent with the Community Design Element.

6.4 Redevelopment/Development Incentives

The City has an adopted Redevelopment Plan which establishes procedures and funding mechanisms to redevelop properties. As part of the redevelopment process, the Community Design Element will be utilized to provide overall redevelopment design objectives, policies and guidelines.

The City should consider the use of incentives offered to developers to achieve high quality/innovative design within the City. The incentives could take the form of zoning flexibility, provision of public improvements, low interest loans, etc... In this way a public/private partnership can be formed that, among other purposes, achieves community design goals.

6.5 Further Study

The City should consider utilizing the General Plan as a base for preparation of more detailed design studies for specific areas of the City. The Mission Gorge Road Corridor and Town Center site should be considered priority study areas.

GLOSSARY

DEFINITIONS

GLOSSARY

LAND USE ELEMENT

Density shall be defined as the number of dwelling units per acre.

Dwelling Unit shall be defined as a single unit providing complete, independent living facilities for one or more persons.

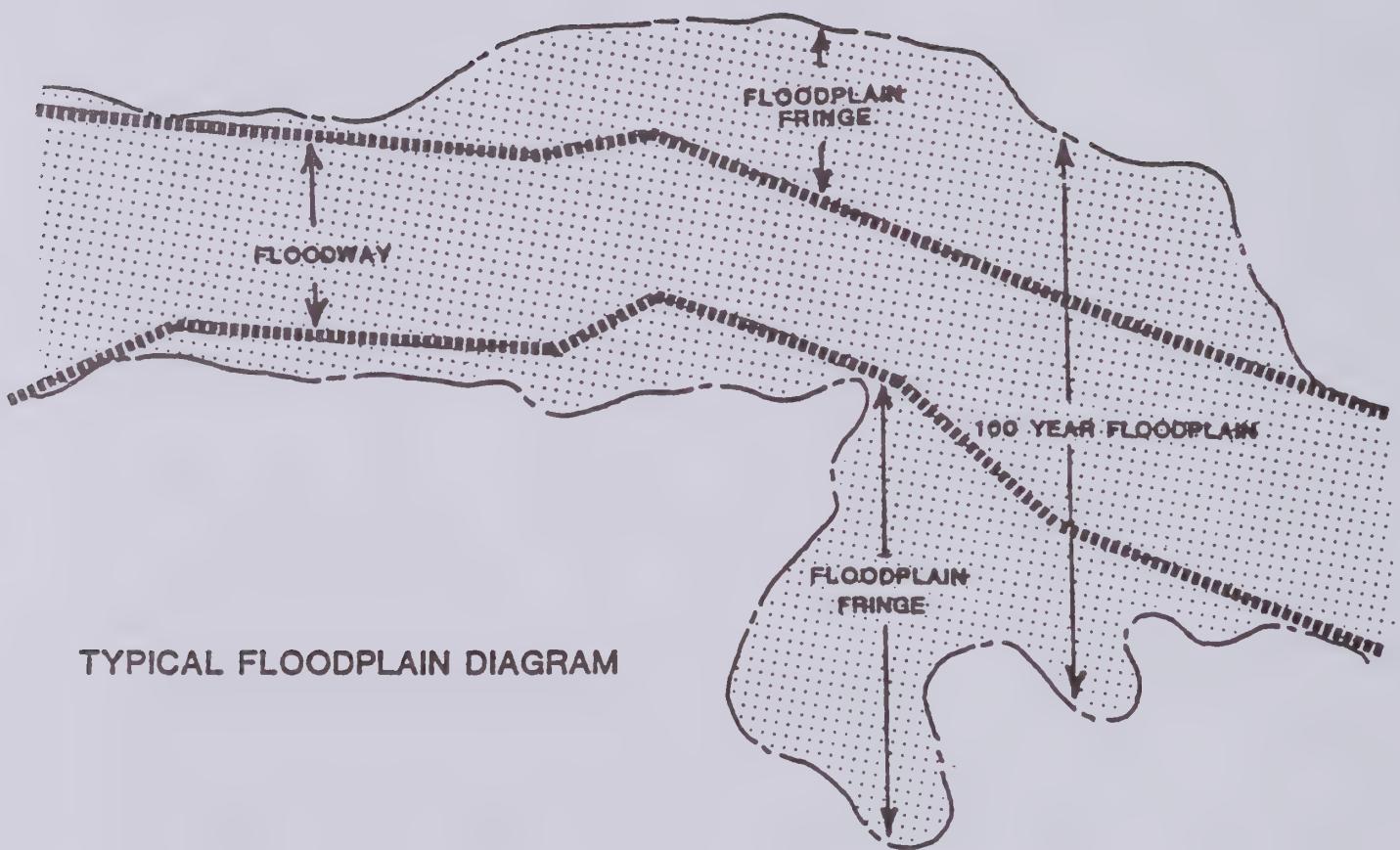
Flood shall be defined as a general and temporary condition of partial or complete inundation of normally dry land area lying outside the normal stream channel as a result of one or more of the following occurrences or conditions -- the overflow of inland waters, or the unusual and rapid accumulation or runoff of surface waters from any source.

Flood, 100-Year shall be defined as a flood estimated to occur at an average of once in 100 years (one percent frequency of occurrence), determined from an analysis of historical flood and rainfall records.

Floodway shall be defined as the area of land necessary to pass a 100-Year Flood without increasing the water surface elevation of more than one foot at any point as a result of anticipated development within Floodplain Fringe.

Floodplain shall be defined as the area of land, including both the Floodway and the Floodplain Fringe, which are subject to inundation of a 100-Year Flood Level.

Floodplain Fringe shall be defined as the area lying in the Floodplain that is not within the Floodway. This is the only area within the Floodplain which may be developed. Any development which does occur must be above the 100-Year Flood Level.



Open Space shall be defined as an area of land or water which is essentially unimproved with manmade structures which through specific action by the City of Santee has been recognized to have value to its citizens for reasons including but not limited to the following: (1) open space for the preservation of natural resources, plant species or fish and wildlife habitats; (2) areas necessary for management of mineral and agricultural resources, (3) open space for outdoor recreation, or which has significant scenic, historic or cultural value, or which provides access to rivers, streams, natural habitats or open space reservations; and (4) open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions, unstable soil areas, floodplains, and areas presenting high fire risks.

Planned Development shall be defined as a large, integrated development located on a single building site, or on 2 or more building sites which may be separated only by a street or other right-of-way. In such development, the land and structures shall be planned and developed as a whole in a single development operation or a series of operations in accordance with a detailed, comprehensive plan encompassing such elements as the location of structures, the circulation pattern, parking facilities, open space, and utilities, together with a program for provision, operation and maintenance of all areas, improvements, facilities and services provided for the common use of the persons occupying or utilizing the property.

Setback shall be defined as a required, specified distance between a building or structure and a lot line or lines.

Zone shall be defined as a mapped area to which a uniform set of regulations apply.

RECREATION ELEMENT

Local parks are those parks providing for recreational uses in proximity to the homes of Santee residents, in contrast to regional facilities which serve the entire County. They generally are less than 200 acres and may be in the form of mini-parks, neighborhood parks, or community parks.

Mini-Parks refer to small areas no larger than 2 acres. They may serve any age group, depending on the needs of the neighborhood. They may include play apparatus, paved areas, sandpits, wading pools, or they may simply be planted in grass. They generally serve a population of at least 500 people within a radius of one-eighth to three-eighths of a mile.

Neighborhood Parks generally serve a population of 2,000 or 5,000 or approximately the same population and area served by an elementary school. They generally range in size from 2 to 20 acres. In urban areas, neighborhood parks generally do not effectively serve residents living more than one-fourth to three-eighths mile from the park, nor do they adequately serve more than 5,000 people. They should be planned and located adjacent to elementary schools in order to provide a full range of outdoor and indoor activities for children and family groups. In many areas, the neighborhood park will also serve adults. They should provide for three main types of recreation: open areas for passive recreation and relaxation; active sports areas for baseball, basketball, and other court games; and a neighborhood center for neighborhood groups such as Boy Scouts, senior Citizen groups, craft classes, etc. A typical neighborhood park may include the following: playlot (preschool children); play area (elementary school children); paved multi-purpose courts; nature study and quiet areas; open, free play areas; sports field; instructional swimming pool, wading

pool; family picnic area; senior citizens' center area; neighborhood center building; off-street parking; and undesignated open space for buffer areas and expansion.

Community Parks generally range in size from 20 to 200 acres. They supplement the neighborhood parks by providing for activities that require more space and for specialized functions which must serve a larger population in order to be justified. The community park generally serves the same constituency served by a junior or senior high school - 10,000 to 25,000 population within a radius of 1 to 3 miles. They should be located adjacent to a secondary school in order to promote joint use of the building and sports facilities. They serve as the neighborhood park for the immediate environs. A typical community park may include the following; playlot (preschool children); play area (elementary school children); paved multi-purpose courts; slab for dancing; nature area/outdoor classroom; open, free play areas; sports field; swimming pool, wading pool; family picnic area; senior citizen building and area; community center building; tennis complex; archery range; outdoor theater/special events area; golf practice holes; off-street parking; and undesignated open space for buffer areas and expansion.

Regional Parks serve the entire County and usually are at least 200 acres in size. Some are left primarily in their "natural state" while others will have both natural areas and extensive development.

Trails in this element shall mean paved or unpaved paths for nonmotorized (equestrian, hiking and jogging) uses.

CONSERVATION ELEMENT

Aquifer shall be defined as water-bearing rock that will yield groundwater in usable quantities to wells and springs.

Construction quality sand shall be defined as sand having a size gradation suitable for the production of concrete or plaster.

Borrow pit shall be defined as an area that has been excavated or scraped to obtain a resource such as soil, minerals, or fill material.

Groundwater shall be defined as water that occurs beneath the land surface and fills the pore spaces of the rock material in which it occurs. When water wells are drilled, it is groundwater that is withdrawn.

High Interest Species shall be defined as all plant and animal species that are considered to be Endangered, Rare, or Declining or Depleted Status (including Audubon Blue List species), as defined and classified by the California Department of Fish and Game, the California Native Plant Society, the U.S. Fish and Wildlife Society, and the International Union for the Conservation of Natural Resources.

Mineral Resources shall be defined as aggregate materials believed to be acceptable for commercial use. The term includes all usable aggregate materials that may be economically mined in the future, regardless of whether a permit has been obtained for their extraction.

Mining Waste shall be defined as the residual of soil, rock, mineral, liquid, vegetation, equipment, machines, tools, or other material or property directly resulting from, or displaced by, surface mining operations.

Reclamation shall be defined as the combined process of land treatment that minimizes water degradation, air pollution, damage to aquatic or wildlife habitat, flooding, erosion, and other adverse effects from surface mining operations, so that mined lands are reclaimed to a usable condition which is readily adaptable for alternate land uses and create no danger to public health or safety. The process may extend to affected areas surrounding mined lands, and may require backfilling, grading, resoilng, revegetation, soil compaction, stabilization or other measures.

Riparian habitat shall mean streamside vegetation.

Ruderal shall mean a weedy type of plant that has established itself in an area disturbed by man.

Surface mining operations shall be defined as all, or any part of, the process involved in the mining of minerals on mined lands by removing overburden and mining directly from the mineral deposits, open-pit mining of materials naturally exposed, mining by the auger method, dredging and quarrying, or surface work incidental to an underground mine.

Watershed or drainage basin shall mean the land area from which water drains into a river, stream or smaller drainage.

OPEN SPACE ELEMENT

Open Space Easement shall mean a grant by an instrument whereby the owner relinquishes to the public, either in perpetuity or for a term of years, the right of the owner and any subsequent owner to construct improvements upon the land except as may be expressly reserved in the instrument. The Open Space easement may also regulate any grading, fill or other change of the character of the land.

NOISE ELEMENT

Decibel - abbreviated to dB. A unit for describing the amplitude of sound.

Sound Pressure Level - 20 times the logarithm to the base 10 of the ratio of the sound pressure to the reference pressure which is 20 micropascals (20 Pa). Units are dB.

A-Weighted Sound Level - The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear and gives good correlation with subjective reactions to noise. Abbreviated to dB(A).

Equivalent Energy Level - Abbreviated to Leq. The sound level corresponding to a steady state sound level containing the same total energy as a time varying signal over a given sample period.

Exceedance Percentile - The sound level exceeded for a certain percentage of the total time period. Abbreviated to Ln.

Day-Night Average Sound Level - Abbreviated to Ldn. The 24-hour average of the A-weighted sound pressure level, with the noise levels between 10:00 p.m. and 7:00 a.m. increased by 10 dB(A) before averaging takes place. *

Community Noise Equivalent Level - Abbreviated to CNEL. Similar to Ldn except that noise levels between 7:00 p.m. and 10:00 p.m. are also increased by 5 dB(A) in addition to the 10 dB(A) nighttime weighting. CNEL is used mainly to describe the noise around airports. *

Noise Contours - Lines of equal noise impacts. Noise contours are normally drawn at 5dB intervals.

Ambient Noise Level - Sometimes called background or residual noise level. Ambient noise is the composite from all sources near and far which make up the normal or existing noise environment at a given location.

Intrusive Noise - that noise which intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency and time of occurrence, tonal or informational content, and the level of the prevailing ambient.

Average Daily Trips - Abbreviated to ADT. The average number of vehicles passing a certain location any one day, taking into account weekdays, weekends, holidays, vacations and seasonal variations.

* Note: The values of Ldn and CNEL are normally within \pm 1 dB of each other.

Development - Any physical development including, but not limited to, residences, commercial or industrial facilities, civic buildings, hospitals, schools, airports or similar facilities.

Noise Sensitive Area - the building site of any residence, hospital, school, library or similar facility where quiet is an important attribute of the environment.

SEISMIC SAFETY ELEMENT

Active Fault - An Active Fault is one that exhibits separation in historic time or along which separation of Holocene deposits can be demonstrated. If Holocene deposits are not offset, but numerous epicenters have been recorded on or in close proximity to the fault, a classification of active may be used.

Alluvium - Surficial, stream-deposited materials that have undergone no significant cementation or consolidation; typically loose sands, gravels, or clays deposited in valleys and other drainage areas in the last 11,000 years.

Bed - A layer or tabular body of sedimentary rock greater than 1 cm thick, that lies essentially parallel to the surface or surfaces on or against which it was formed.

Bedding - The arrangement of sedimentary rock in layers that are more than 1 cm thick.

Bedding Plane - The surface that separates each successive layer of a sedimentary rock from its preceeding layer.

Bedding plane fault - A fault that parallels a bedding plane.

Cementation - The process by which loose sediments become cohesive sedimentary rock through the addition of natural cementing agents such as calcium carbonate, iron oxide, or silica.

Clast - An individual constituent, grain, or fragment of rock, produced by weathering of a larger rock mass.

Expansive - Refers to a clayey soil that will expand and contract with change in moisture content.

Fault - A fracture in rock along which there has been displacement.

Fine-grained - A general term used to describe grains between 1 mm and .05 mm in size.

Formation - A general term used in describing soil or rock masses that have been mapped as distinct units.

Fracture - A general term for any break in a rock mass.

Friars Formation - The Friars Formation is composed of beds of brown, red, and green mudstones and claystones alternating with loosely to moderately well-cemented, fine- to medium-grained, light gray to brown sandstones. The thickness of these beds ranges from 2 to 40 feet or more. Recent studies by various geotechnical firms have confirmed that the Friars Formation contains a significant cobble conglomerate bed 25 to 50 feet thick and lying at an elevation of approximately 450 feet.

Inactive Fault - A fault is classified Inactive when a fault trace exhibits no separation of Holocene deposits or if the fault is overlain by unfaulted Pleistocene deposits.

Intensity - Intensity refers to the degree or strength of shaking at a specified place. It is not based on the energy released by an earthquake but is a rating assigned by an experienced observer using a descriptive scale with grades indicated by roman numerals from I to XII. Intensity is rating of the severity of damage producing properties of the ground motion at a specific location. The scale of measurement is based upon the sensations of persons and upon physical damage to structural and man-made objects. The most widely used and accepted intensity scale is the Modified Mercalli Intensity Scale (Appendix B).

Interbedded - A term used to describe soil or rock material lying between beds, or lying in a bed parallel to other beds of a different material.

Joint - A surface of actual or potential fracture or parting in a rock.

Landslide - Any mass movement that occurs below the soil mantle that is caused by shear failure along one of several surfaces.

Liquefaction - Liquefaction is a process or condition in which a soil mass below the water table suddenly loses its t=strength during shaking, such as an earthquake, and behaves like a fluid. The primary factors affecting the potential of a soil to liquefy are: proximity of water table to the ground surface; soil type; relative density or void ratio; initial confining pressure; intensity of ground shaking; and, duration of ground shaking. In general, poorly graded materials are more susceptible to liquefaction than are well graded materials, and of the poorly graded materials, fine sands and silts tend to "liquefy" more readily than do coarse sands, gravelly soils or clays. Typically, soils containing more than about 30 to 40 percent (by weight) clay particles have a very low potential for liquefaction.

In general, Modified Mercalli Intensities on the order of VII may create sufficient ground shaking to cause liquefaction of very susceptible deposits. As the intensity of seismic event increases, the range of susceptible deposits also increases.

Magnitude - Magnitude is related to that energy which is radiated from the earthquake source in the form of elastic waves. Basically, magnitude is the rating of a given earthquake related to the earthquake energy released in the hypocentral area and is independent of the base of observation since it is calculated from measurements on seismograms. It is expressed in ordinary numbers and decimals. Magnitude was originally defined by C. F. Richter as a logarithm (base 10) of the maximum amplitude of a seismogram at a distance of 100 km (62 miles) from the focus. For other distances or for instruments of other types, conversion to the standard is accomplished.

Massive - A general term used to describe homogeneous sedimentary rock that is free of joints and bedding planes.

Matrix - the natural material in which a rock clast is embedded. In a rock in which certain constituents are much larger than the others, the smaller sized constituents compose the matrix.

Medium-grained - A general term used to describe grains larger than 1 mm and smaller than 2 mm.

Mudstone - a rock composed of indefinite and varying proportions of clay, silt, and sand.

Poorly Sorted - A general term used to describe materials composed of nonuniform sized constituents.

Sandstone - A consolidated sedimentary rock composed of cemented sand grains.

Sedimentary rock - A term used to describe rock formed from a sediment (generally composed of sand- to clay-sized particles).

Silt - Applies to unconsolidated rock particles that are greater than .005 mm and less than .05 mm in size.

Siltstone - A consolidated rock composed predominantly of silt.

Slopewash - soil and rock material that is or has been transported down a slope by running water not confined to channels.

Soil creep - An imperceptibly slow and continuous downward and outward movement of soil on a slope.

Stadium Conglomerate - The cobble-sized clasts of the conglomerate are chiefly volcanic in origin with some quartzite and granitic cobbles and boulders which attain diameters of 2 to 3 feet. These clasts (rounded cobbles and boulders) are set in a matrix of red-brown to light-brown, poorly- to well-sorted medium- to coarse-grained sands. Cementation is highly variable, from strongly cemented to poorly cemented. Thick lenses of well-sorted sandstone are common.

Weathered - The physical disintegration and chemical decomposition of rock due to effects of the atmosphere.

Well sorted - Applies to materials composed of particles of approximately uniform size.

PUBLIC SAFETY ELEMENT

Defensible Space shall be defined as the concept of urban space designed to inhibit crime through appropriate site layout. Key ingredients in designing defensible space include improving the natural capability of residents to visually survey the public areas of their development; minimizing small, dark areas; providing two accesses; and adequately lighting areas which may be seen by patrolling police cars.

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